



SEATTLE CITY COUNCIL

Land Use Committee

Agenda

Wednesday, June 18, 2025

2:00 PM

Council Chamber, City Hall
600 4th Avenue
Seattle, WA 98104

Mark Solomon, Chair
Dan Strauss, Vice-Chair
Cathy Moore, Member
Alexis Mercedes Rinck, Member
Maritza Rivera, Member

Chair Info: 206-684-8802; Mark.Solomon2@seattle.gov

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Council Chamber Listen Line: 206-684-8566

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SEATTLE CITY COUNCIL

Land Use Committee

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June 18, 2025 - 2:00 PM

Meeting Location:

Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

Committee Website:

<https://www.seattle.gov/council/committees/land-use>

This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

Members of the public may register for remote or in-person Public Comment to address the Council. Details on how to provide Public Comment are listed below:

Remote Public Comment - Register online to speak during the Public Comment period at the meeting at

<https://www.seattle.gov/council/committees/public-comment>

Online registration to speak will begin one hour before the meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

In-Person Public Comment - Register to speak on the Public Comment sign-up sheet located inside Council Chambers at least 15 minutes prior to the meeting start time. Registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

Pursuant to Council Rule VI.C.10, members of the public providing public comment in Chambers will be broadcast via Seattle Channel.

Please submit written comments to all Councilmembers four hours prior to the meeting at Council@seattle.gov or at Seattle City Hall, Attn: Council Public Comment, 600 4th Ave., Floor 2, Seattle, WA 98104.

Please Note: Times listed are estimated

A. Call To Order

B. Approval of the Agenda

C. Public Comment

D. Items of Business

1. [Appt 03187](#) **Reappointment of McCaela Daffern as member, Seattle Planning Commission, for a term to April 15, 2028.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

Presenter: Vanessa Murdock, Executive Director, Seattle Planning Commission

2. [Appt 03186](#) **Appointment of Rebecca Brunn as member, Seattle Planning Commission, for a term to April 15, 2028.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

Presenter: Vanessa Murdock, Executive Director, Seattle Planning Commission

3. [Appt 03188](#) **Appointment of Julia Jannon-Shields as member, Seattle Planning Commission, for a term to April 15, 2028.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

Presenter: Vanessa Murdock, Executive Director, Seattle Planning Commission

4. **Crime Prevention Through Environmental Design (CPTED)**

Supporting
Documents:

[Presentation \(6/4/2025\)](#)

[Federal Way CPTED Checklist](#)

Briefing and Discussion

Presenters: Councilmember Mark Solomon; Lisa Nitze and Lori McEwuen, Nitze-Stagen

E. Adjournment



Legislation Text


File #: Appt 03187, **Version:** 1

Reappointment of McCaela Daffern as member, Seattle Planning Commission, for a term to April 15, 2028.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Reappointment

Appointee Name: <i>McCaella Daffern</i>		
Board/Commission Name: <i>Seattle Planning Commission</i>		Position Title: <i>Member position 1</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>		Term of Position: * <i>4/16/2025</i> to <i>4/15/2028</i> <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Miller Park</i>	Zip Code: <i>98112</i>	Contact Phone No.: 
Background: Ms. Daffern's planning career has spanned the public, private, and nonprofit sectors with an ever-increasing focus on building thriving and equitable communities with 14 years of professional experience providing policy, planning, affordable housing, and community development services. She has expertise in affordable housing and a regional perspective having held positions with organizations that finance, build, or support affordable housing for nearly a decade. This includes work at a statewide nonprofit community development financial institution that provided lending capital and capacity building grants to advance affordable housing and community development in Washington State. Through her current position as the lead staff for the King County Affordable Housing Committee, she has developed an informed perspective on the unprecedented challenge facing Seattle and the region in increasing affordable housing production while ensuring our communities remain livable, healthy, and economically vibrant.		
Authorizing Signature (original signature):  Date Signed (appointed): <i>5/29/2025</i>		Appointing Signatory: <i>Councilmember Mark Solomon – District 2</i> <i>Land Use Committee Chair</i>

*Term begin and end date is fixed and tied to the position and not the appointment date.

Professional Experience

King County Department of Community and Human Services, Seattle, WA

Regional Affordable Housing Implementation Manager

April 2019 – Present

- Serve as lead staff for the Affordable Housing Committee (AHC) of the Growth Management Planning Council (GMPC), including primary responsibility for the AHC and regional Housing Interjurisdictional Team (HIJT).
- Supervise staff focused on implementation of committee-recommended housing policies and programs throughout jurisdictions in King County.
- Work with Committee members, GMPC members, and relevant staff on drafting policy proposals, research briefings, reports, and legislation to support the work of the AHC.
- Provide technical assistance to local jurisdictions implementing affordable housing policies and/or programs.
- Support AHC and HIJT in the creation and maintenance of a data dashboard, monitoring local progress in implementing affordable housing policies, and the impact of local actions on affordable housing production.
- Research best practices and perform technical analyses on housing and land use policies that promote the AHC's and County's affordable housing objectives and address the root causes of homelessness.

Capitol Hill Housing, Seattle, WA

Sustainability and Planning Manager, Sustainability and Planning

August 2015 – April 2019

- Provided comprehensive technical and professional planning and community development services to achieve equitable and resilient growth and development in the Capitol Hill EcoDistrict.
- Led teams, scoped, managed, and implemented complex and multidimensional policy initiatives and planning, affordable housing, and community development projects that addressed Capitol Hill Housing (CHH) priorities.
- Managed and participated in and interdepartmental special project teams, Steering Committee work groups, community meetings, and neighborhood advisory groups, and represented the organization's perspective.
- Led or assisted in advocacy efforts related to issues significantly affecting the Capitol Hill EcoDistrict or CHH at events, community meetings, public hearings, and meetings with governmental agencies and officials.
- Developed and sustained strong collaborative relationships with elected officials, public-sector entities, nonprofits, major institutions, and other stakeholders, particularly members of underrepresented communities, to advance affordable housing and community programs and initiatives.

Impact Capital, Seattle, WA

Vice President, Community Building and Development

July 2013 – May 2015

- Managed the Capacity Building Program, providing organizations in Seattle, Tacoma, and Spokane undertaking affordable housing and economic development projects with technical assistance, resources, and training.
- Supervised, trained, directed work assignments, and evaluated performance of Capacity Building staff.
- Developed new program guidelines for capacity building grant program, reviewed grant proposals, recommend funding awards to board of directors, managed contracts, and evaluated results.
- Led fundraising and loan fund capitalization activities, including grant and investment prospecting, grant writing, contract management, and donor and investor relations.
- Marketed the services and communicated the impact of this community development financial institution through reports, presentations, events, website, social media, media relations, and marketing collateral.
- Served as a member of the senior leadership. Participated in planning, budgeting, and agency management.

New Jersey Community Capital, New Brunswick, NJ

Manager, Resource Development

June 2010 – June 2013

- Supervised team of five individuals.
- Managed resource development activities, including identifying and cultivating relationship with investors and donors, applying for grants, and managing grant contracts.
- Developed a communications strategy and marketing collateral to promote brand identity, improve visibility, and inform stakeholders, including development of new brand, website, annual report, and press releases.
- Assisted in the development and implementation of new, innovative foreclosure and hurricane recovery real estate development programs for this statewide community development financial institution.

- Oversaw advocacy efforts, which included engagement with federal, state, and local governments to promote policies that facilitated community development lending and development activities.
- Coordinated internal capacity building initiatives, including an impact assessment model to inform program strategy and progress towards mission and facilitation, development, and implementation of a strategic plan.
- Managed capacity building and collaborative initiatives with organizations serving low-income communities.
- Developed an impact assessment model to inform program strategy and progress towards mission.

Edward J. Bloustein School of Planning and Public Policy, Rutgers University, New Brunswick, NJ

Teaching Assistant

January 2010 – May 2010

- Managed student-led research project analyzing the impact of foreclosures in Newark, New Jersey.

Center for Urban Policy Research, Rutgers University, New Brunswick, NJ

Research Assistant

January 2009 – January 2010

- Analyzed housing affordability indices, evaluated the economic benefit and impact of federal and state historic rehabilitation tax credits, and contributed to published studies on these subjects.

City of Newark, Department of Economic and Housing Development, Newark, NJ

Intern

June 2009 – August 2009

- Surveyed abandoned properties and created database for use in redevelopment planning.
- Organized a public outreach campaign for a neighborhood plan update.

ESM Consulting Engineers, LLC, Federal Way, WA

Planner II

August 2007 – December 2008

- Managed complex real estate development proposals from feasibility to construction.
- Prepared environmental reports, permit applications, and development feasibility studies.
- Performed site planning for master planned communities, residential developments, and industrial sites.
- Analyzed demographics, level of service impacts, development regulations, and legal issues.
- Represented clients in public hearings and other interactions with regulatory agencies.

Whatcom County Planning and Development Services, Bellingham, WA

Planner II

August 2005 – August 2007

- Reviewed permits for compliance with land use and natural resource regulations.
- Provided guidance and technical assistance to the public and staff.
- Worked with staff, property owners, developers, and citizens to resolve development-related issues.
- Represented the County at public hearings and prepared staff reports for the Hearing Examiner and Council.

City of Bellingham Planning and Community Development, Bellingham, WA

Intern

March 2004 – July 2005

- Assisted staff in updating the City's Shoreline Master Program.

Education

Rutgers University, New Brunswick, NJ

May 2010

Edward J. Bloustein School of Planning and Public Policy

Master of City and Regional Planning

- President of the Rutgers Association of Policy and Planning Students.
- Awarded the Edward J. Bloustein Planning Fellowship and the Outstanding Student Service Award, a peer-nominated, faculty-selected award for service to the community and school at large.

Western Washington University, Bellingham, WA

June 2004

Huxley College of the Environment

Bachelor of the Arts in Planning and Environmental Policy, cum laude

- Received the Thomas Henry Huxley Award for scholastic achievement, service, community involvement, and all-around excellence in environmental studies.
- Selected by a faculty committee to deliver student commencement speech.

Seattle Planning Commission

16 Members: Pursuant to SMC 3.6, all members subject to City Council confirmation, 3-year terms (except for position 16 which serves a one-year term and is a Get Engaged member):

- 7 City Council-appointed
- 8 Mayor-appointed
- 1 Other Appointing Authority-appointed (specify): Planning Commission

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	F	3	1.	Member	McCaella Daffern	4/16/25	4/15/28	2	City Council
3	F	3	2.	Member	Dhyana Quintanar Solares	4/16/22	4/15/25	1	Mayor
6	F	6	3.	Member	Rebecca Brunn	4/16/25	4/15/28	1	City Council
2	M	2	4.	Member	Kelabe Tewolde	4/16/22	4/15/25	1	Mayor
2	F	6	5.	Member	Julia Jannon-Shields	4/16/25	4/15/28	1	City Council
6	M	4	6.	Member	Andrew Dannenberg	4/16/23	4/15/26	1	Mayor
9	F	1	7.	Member	P Xiomara (Xio) Alvarez	4/16/23	4/15/26	1	City Council
1	F	5	8.	Member	Radhika Nair	4/16/23	4/15/26	2	Mayor
6	M	1	9.	Member	Matt Hutchins	4/16/23	4/15/26	2	City Council
9	NB	3	10.	Member	Monika Sharma	4/16/23	4/15/26	1	Mayor
6	F	4	11.	Member	Cecelia Black	4/16/24	4/15/27	1	City Council
9	F	5	12.	Member	Rose Lew Tsai-Le Whitson	4/16/24	4/15/27	2	Mayor
6	M	3	13.	Member	Dylan Glosecki	4/16/24	4/15/27	1	City Council
6	M	1	14.	Member	Nick Whipple	4/16/24	4/15/27	1	Mayor
4	M	7	15.	Member	Dylan Stevenson	4/16/24	4/15/27	1	Commission
6	M	6	16.	Get Engaged	Matt Malloy	9/1/24	8/31/25	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Male	Female	Transgender	NB/O/U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	4	3		1	1	1	1			3			2
Council	3	5				1				5			1
Other								1					
Total	7	8		1	1	2	1	1		8			3

Key:

*D List the corresponding Diversity Chart number (1 through 9)

**G List gender, M= Male, F= Female, T= Transgender, NB= Non-Binary O= Other U= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text


File #: Appt 03186, **Version:** 1

Appointment of Rebecca Brunn as member, Seattle Planning Commission, for a term to April 15, 2028.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Rebecca Brunn</i>		
Board/Commission Name: <i>Seattle Planning Commission</i>		Position Title: <i>Member Position 3</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>		Term of Position: * <i>4/16/2025</i> to <i>4/15/2028</i> <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Crown Hill</i>	Zip Code: <i>98117</i>	Contact Phone No.: <div style="background-color: black; width: 100px; height: 1.2em;"></div>
Background: <i>Rebecca Brunn is a Senior Project Manager in the Transit Oriented Development Division of Sound Transit. She brings six years of experience in affordable housing and community development with particular strengths in project management, equitable development, and community engagement. Ms. Brunn is a renter and daily transit commuter on RapidRide D.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): <i>5/29/2025</i>		Appointing Signatory: <i>Councilmember Mark Solomon, District 2</i> <i>Land Use Committee Chair</i>

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Rebecca Brunn

Six years of experience in affordable housing and community development. Strengths in project management, equitable development, and community engagement serve a dedication to public service.

EDUCATION

Master of Public Administration, 2019

University of Washington

Evans School of Public Policy & Governance

Bachelor of Arts, 2011

Sarah Lawrence College

Liberal Arts

VOLUNTEER ACTIVITIES

Policy Advisory Group

Black Home Initiative Network Policy Group

**Housing Development Consortium of
Seattle/King County**

Community Engagement Lead

Rainier Roller Derby

PROFESSIONAL EXPERIENCE

Sound Transit

June 2022 - Present

Project Manager, Transit-Oriented Development

- Independently advance the development of 4 to 6 complex affordable housing projects from early planning to construction, including management of scope, quality, schedule, costs, consultants, contract documents, community engagement and communications
- Manage major procurements (>\$1MM) of development firms and consultant personnel
- Evaluate TOD opportunities aligned with state statute and the agency's Equitable TOD policy
- Lead real estate negotiations with developer partners
- Coordinate with capital project teams, authority-having jurisdictions, public funders and community members on TOD planning and outcomes.
- Identify and facilitate opportunities for community-led development and cultivate relationships with community organizations

Sound Transit

Sept 2020 - June 2022

Associate Project Manager, Transit-Oriented Development

- Supported and facilitated the planning and implementation of real estate redevelopment projects
- Independently advanced 2 to 4 complex real estate projects through the redevelopment process including site analysis, procurement, and construction oversight
- Supported station area and land use planning efforts.

Sound Transit

July 2019 - Sept 2020

TOD Coordinator

- Supported real estate redevelopment projects on agency-owned surplus property by coordinating land use permit submittals, and property due diligence materials
- Assembled and reviewed design and construction deliverable documents
- Developed and prepared community engagement materials and program communications

Housing Development Consortium of Seattle/King County

June 2018 - June 2019

Graduate Consultant; Policy Intern

- Supported housing advocacy efforts at the City and County levels
- Conducted policy research on local affordable housing financing and implementation tools
- Tracked policy and legislative agendas of 15 municipalities in King County

United States Department of Labor

June 2018 - Oct 2018

Graduate Policy Intern, Women's Bureau

- Developed and implemented projects aligned with policy priorities in 16 states across three federal regions
- Coordinated events and workshops promoting Department initiatives
- Prepared weekly regional reports and briefed senior regional DOL staff

Seattle Planning Commission

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Mayor	4	3		1	1	1	1			3			2
Council	3	5				1				5			1
Other								1					
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Appointment of Julia Jannon-Shields as member, Seattle Planning Commission, for a term to April 15, 2028.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Julia Jannon-Shields</i>		
Board/Commission Name: <i>Seattle Planning Commission</i>		Position Title: <i>Member Position 5</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>		Term of Position: * <i>4/16/2025</i> to <i>4/15/2028</i> <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Ballard</i>	Zip Code: <i>98107</i>	Contact Phone No.: <i>[REDACTED]</i>
Background: <i>Julia Jannon-Shields is the Regional Planning Equity and Engagement Program Manager at King County. She is an equity-focused urbanist passionate about advancing community development in pursuit of an equitable, sustainable future. Ms. Jannon-Shields brings over eight years of program development, facilitating, and public speaking seven of which have been specific to equitable outcomes and systemic change. Ms. Jannon-Shields successfully integrates pro-equity and anti-racist principles into public programs, organizational frameworks, and policies.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): <i>5/29/2025</i>		Appointing Signatory: <i>Councilmember Mark Solomon, District 2</i> <i>Land Use Committee Chair</i>

*Term begin and end date is fixed and tied to the position and not the appointment date.

Julia Jannon-Shields

HIGHLIGHTS

- Equity-focused urbanist passionate about advancing community development in pursuit of an equitable, sustainable future
- 8 years of program development, facilitating, and public speaking; 7 years specific to equitable outcomes and systemic change
- Extensive experience in program leadership, equity and social justice initiatives, strategic planning, and cross-sector collaboration
- Proven ability to integrate pro-equity and anti-racist principles into public programs, organizational frameworks, and policies
- Adept at facilitating culturally responsive engagement, managing large-scale initiatives, and developing accountability measures

EDUCATION

University of Washington

Bachelor of Arts in Community, Environment & Urban Planning

Bachelor of Arts in Social & Cultural Communication; Minor in Race & Gender Diversity Studies

Seattle, WA

June 2021

Summa Cum Laude

Senior Capstone: BI*ck Empowerment Party

- Project management conducting qualitative, participatory action research dedicated to discovering innovative methods of public involvement rooted in the histories and values of the Black community for them to be empowered stakeholders and catalysts in governance and development processes, increasing overall engagement and promoting healing

CEP 460: Planning in Context Practicum - City of Seattle Racial Equity Lab, Office of Civil Rights

- Contributed to the development of a research project for regional planning studies related to transportation, land use, and economic development in the central Puget Sound region to identify key cultural spaces among BIPOC communities
- Collaboratively produced 10 survey and 12 interview questions that guided the design of a cultural displacement indicator
- Conducted surveys and interviews of 50 leaders from BIPOC-led community organizations to gather data to add to the City's inventory and digital map of cultural spaces
- Coded qualitative research using Microsoft Office Suite tools to find common themes in the use of public space

PROFESSIONAL EXPERIENCE

King County Executive Office of Equity, Racial, & Social Justice (OERSJ)

ERSJ Community Engagement & Policy Advisor

Feb 2024 – present

Community Engagement & Co-Creation Specialist

Mar 2022 – Feb 2024

- Develops resources mapping King County's 39 jurisdictions, demographic data, and community assets (ERSJ community-based organizations, local media, gathering spaces) to inform culturally responsive engagement strategies
- Advising County staff on embedding racial equity in policy and funding decisions, identifying opportunities for capacity building, equitable engagement, and accountability measures via Equity Impact Reviews (EIR)
- Manages engagement and coordinates accountability measures for 100+ County staff and community-members to integrate equity principles into policies on land use, transportation, development and climate resilience during the ERSJ Strategic Plan Refresh
- Guides and supports an interdepartmental community of practice with 20+ staff, establishing strategic direction for equitable engagement, relationship-building, and communicating with minoritized communities to rebuild generations of mistrust and harm
- Oversaw recruitment, onboarding, and facilitation of the Executive King County Equity Cabinet, a community advisory body influencing Executive ERSJ policies, ensuring community priorities shaped key government strategies
- Facilitated coordination across County staff, external partners, community advisory members, and WMBE grantees for community advisory spaces, RFPs, and celebrations of the Racism is a Public Health Crisis \$25million in Grants Initiative
- Supervised and co-designed equitable engagement strategies for Social Equity in Cannabis policy development, ensuring alignment with the IDT and community-identified priorities in economic development
- Co-created the development of King County Regional Planning's first-ever Equity Working Group, a community-advisory body informing the 2024 Comprehensive Plan, pioneering a community-driven approach to regional planning and development

Senior Project Partner | BlackSpace Urbanist Collective (Brooklyn, NY - Remote)

April 2022 – present

- Designs positive learning environments for capacity building, guiding groups through thoughtful discussions intended to challenge, catalyze, and manifest new ways of protecting Black culture, spaces, and people
- Revises internal standard operating procedures around Project Partners, reimagining the program for clients and new staff
- Customized Learning Portfolio includes the following: (1) American Planning Association - "Planning as a Path to Collective Healing & Liberation" (2) the National Building Museum (3) Habitat for Humanity (4) Howard University (5) New York Women's Foundation – Brooklyn Economic Justice Project (6) Preservation League of NY State (7) NY State Council on the Arts

Diversity, Equity & Inclusion Program Manager | Cascade Public Media (Cascade PBS) Aug 2021 – Mar 2022

- Managed multiple DEI initiatives by monitoring and developing new projects, workshops, deliverables, events, and resources to drive inclusion, belonging and retention programs
- Provided guidance, facilitation, consultancy, and management organization wide as the DEI subject matter expert
- Cultivated relationships with internal and external diverse communities and organizations through involvement, communicating the impact of diversity initiatives and facilitating resource groups
- Oversaw & supported the DEI Change Management Council, affinity spaces, & all staff equity trainings & lunch & learns
- Conducted research and stays current on DEI programs, diversity-related issues, involvement initiatives, and best practices to develop, recommend, and execute creative strategies to foster the organization's DEI goals

Office of Outreach & Involvement Director | University of Washington June 2020 – June 2021

- Designed strategic outreach plans of 24 entities that increased overall stakeholder involvement by 68%
- Supported and oversaw Outreach & Involvement Policy operations for all 300+ volunteers & 63 employees of the organization
- Developed a comprehensive database of volunteer demographics to inform future engagement plans
- Prepared reports and documents summarizing operations and engagement plans for Board of Directors, employees, and volunteers
- Collaborated with leadership to create and implement organizational outreach strategy to be more expansive and inclusive

Director of Gender Equity Commission | University of Washington Aug 2019 – June 2020

- Organized and advocated as the representative for gender minoritized students (54.5% of UW population) through educational workshops and programming on interdisciplinary topics
- Increased social media following by 168% through accessible and inclusive communication materials both in-person and virtually
- Oversaw an entity budget of \$10,000 and shared budget of \$15,000; supervising \$25,000 total for FY 2019-20 to conduct programs, adequate outreach efforts, and manage contracts
- Received recognition awards such as Employee of the Year, Entity of the Year, & Innovation of the Year

Multicultural Outreach & Recruitment Ambassador | University of Washington Feb 2018 – June 2021

- Facilitated collaborative training of 30 employees on effective, culturally informed outreach initiatives for engagement of underrepresented minoritized populations
- Recruited and retained 4000+ students from Seattle Public Schools and beyond through outreach initiatives within diverse communities, facilitating motivational workshops, providing multicultural services, and empowering underrepresented identities
- Mentored and provided ongoing quarterly professional development workshops on topics such as identity and authenticity, historic representation, and outreach
- Introduced historically excluded students to the field of built environments, encouraging diverse perspectives in the pursuit of sustainable, equitable environments

COMMUNITY INVOLVEMENT & LEADERSHIP

Invited Speaker | NYC DOT Inaugural Equity in Motion Summit April 2024

- “How to Meaningfully Engage the Public in Ways that Don’t Waste Their Time (Or Yours)”

Board Member | Homestead Community Land Trust 2024 – present

Board Member | UW Alumni Association Multicultural Alumni Partnership 2023 – present

Equity Advisory Committee Member | Puget Sound Regional Council 2023 – present

Transportation Justice Fellow | National Association of City Transportation Officials (NACTO) 2022 – 2023

Community Involvement Commissioner | City of Seattle 2021 – 2023

Community Leadership Institute Fellow | Puget Sound Sage 2021 – 2022

Transportation Equity Workgroup Member | City of Seattle 2021 – 2022

1 of 50 National Voices | Earth Day Northwest, Voices Carry Campaign 2020 April 2020

Seattle Planning Commission

16 Members: Pursuant to SMC 3.6, all members subject to City Council confirmation, 3-year terms (except for position 16 which serves a one-year term and is a Get Engaged member):

- 7 City Council-appointed
- 8 Mayor-appointed
- 1 Other Appointing Authority-appointed (specify): Planning Commission

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	F	3	1.	Member	McCaella Daffern	4/16/25	4/15/28	2	City Council
3	F	3	2.	Member	Dhyana Quintanar Solares	4/16/22	4/15/25	1	Mayor
6	F	6	3.	Member	Rebecca Brunn	4/16/25	4/15/28	1	City Council
2	M	2	4.	Member	Kelabe Tewolde	4/16/22	4/15/25	1	Mayor
2	F	6	5.	Member	Julia Jannon-Shields	4/16/25	4/15/28	1	City Council
6	M	4	6.	Member	Andrew Dannenberg	4/16/23	4/15/26	1	Mayor
9	F	1	7.	Member	P Xiomara (Xio) Alvarez	4/16/23	4/15/26	1	City Council
1	F	5	8.	Member	Radhika Nair	4/16/23	4/15/26	2	Mayor
6	M	1	9.	Member	Matt Hutchins	4/16/23	4/15/26	2	City Council
9	NB	3	10.	Member	Monika Sharma	4/16/23	4/15/26	1	Mayor
6	F	4	11.	Member	Cecelia Black	4/16/24	4/15/27	1	City Council
9	F	5	12.	Member	Rose Lew Tsai-Le Whitson	4/16/24	4/15/27	2	Mayor
6	M	3	13.	Member	Dylan Glosecki	4/16/24	4/15/27	1	City Council
6	M	1	14.	Member	Nick Whipple	4/16/24	4/15/27	1	Mayor
4	M	7	15.	Member	Dylan Stevenson	4/16/24	4/15/27	1	Commission
6	M	6	16.	Get Engaged	Matt Malloy	9/1/24	8/31/25	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Male	Female	Transgender	NB/O/U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	4	3		1	1	1	1			3			2
Council	3	5				1				5			1
Other								1					
Total	7	8		1	1	2	1	1		8			3

Key:

*D List the corresponding Diversity Chart number (1 through 9)

**G List gender, M= Male, F= Female, T= Transgender, NB= Non-Binary O= Other U= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Inf 2690, **Version:** 1

Crime Prevention Through Environmental Design (CPTED)



Crime Prevention Through Environmental Design (CPTED)

The Argument For Codification in Seattle

About the Presenter

Mark Solomon, CPD, PSP

- 34+ year Crime Prevention Coordinator, Seattle Police
- 25+ year CPTED Practitioner
- 10+ Year CPTED Instructor
- Current President, Washington State Crime Prevention Association (WSCPA)
 - Primary CPTED Instructor for WSCPA
 - CPTED Certified over 150 individuals from multiple agencies

Overview

CPTED Defined
Elements of CPTED
Application Examples
Where & How Codified
How it Would Work in Seattle



Crime Triangle



Crime Triangle: Problem Oriented Policing Model

CPTED Defined

“The proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life.”



CPTED Defined

- **Multi-disciplinary approach that seeks to deter crime through the design of the environment.**
- Goal: reduce opportunities for crime that may be inherent in the design of the built environment
 - Accomplished through the involvement of CPTED practitioners in the planning, development and design review of projects
- The arrangement and design of buildings and open spaces can encourage or discourage undesirable behavior and criminal activity
- Uses various tools to evaluate environmental conditions and utilize intervention methods to control human/criminal behavior, reduce fear of crime, and increase community cohesion

The 3 D's of CPTED

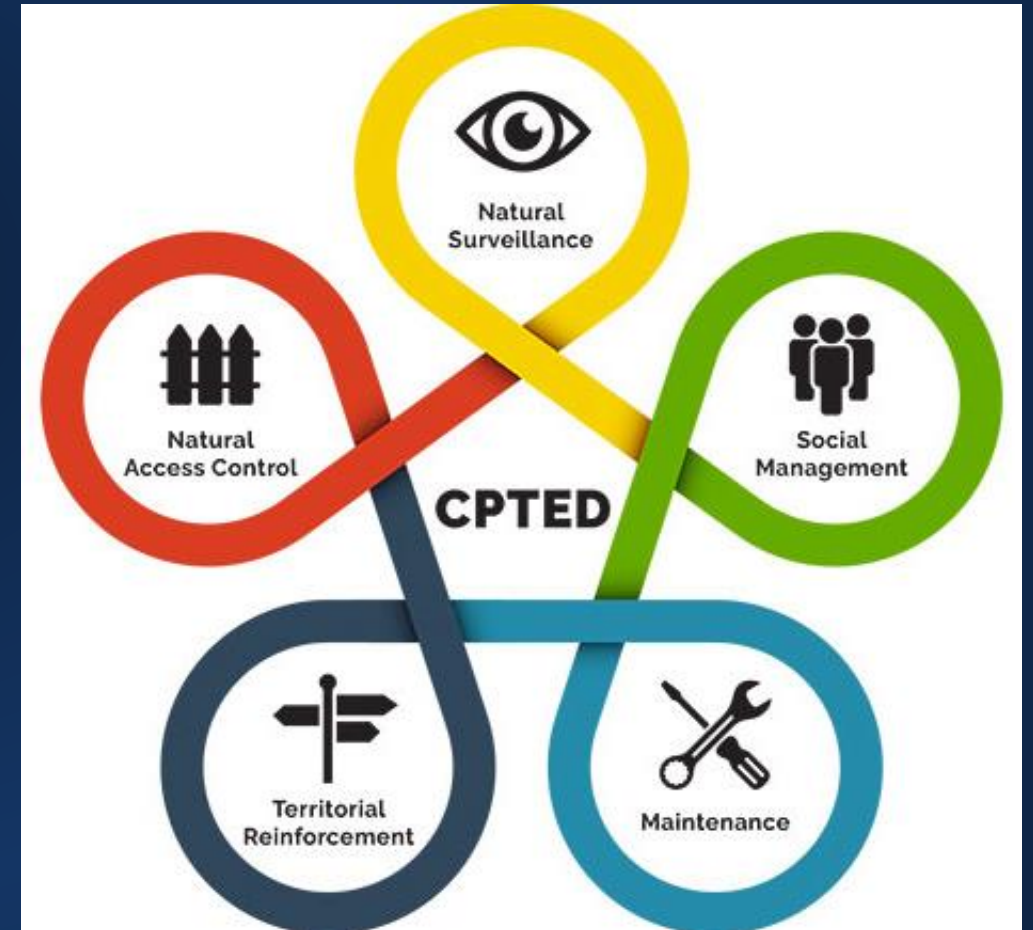
Designation, Definition, Design

- All human space has some designated purpose
- All human space has social, cultural, legal or physical definitions that prescribe the desired and acceptable behaviors
- All human space is designed to support and control the desired behaviors

CPTED Concepts

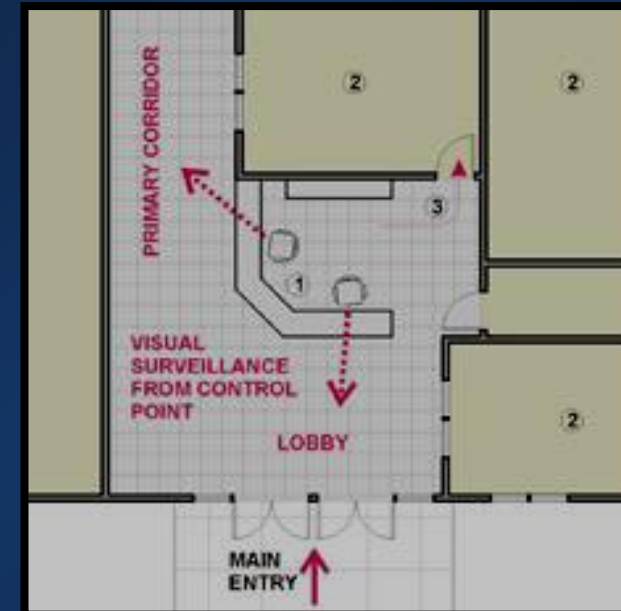
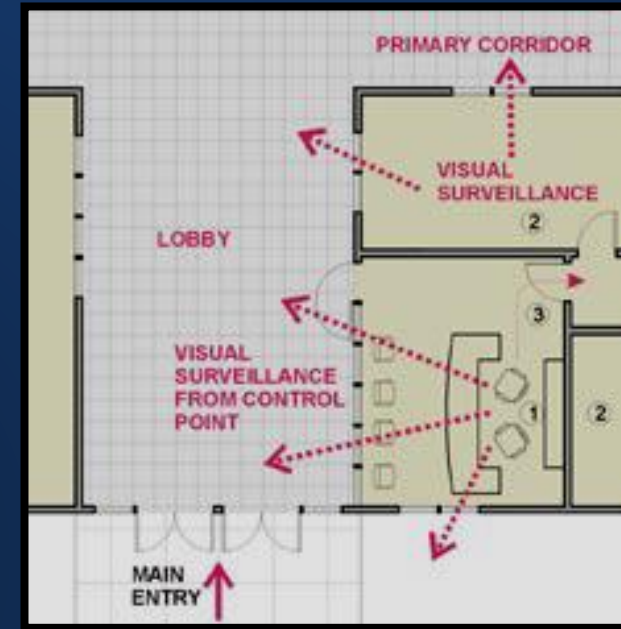
CPTED is based on these key overlapping concepts

- 1) Natural Surveillance
- 2) Natural Access Control
- 3) Territorial Reinforcement
- 4) Image & Maintenance
- 5) Social Management



Natural Surveillance

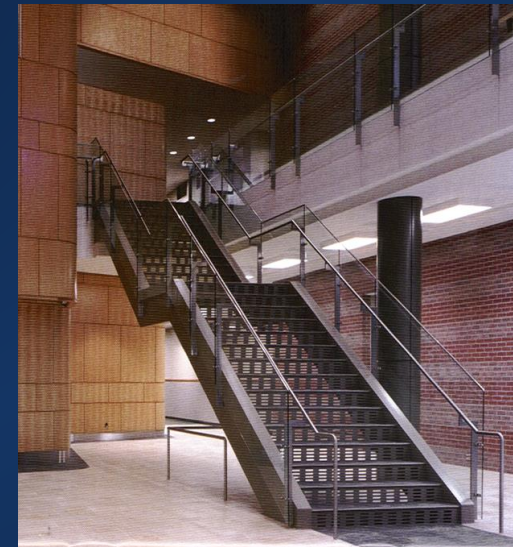
- Increases perception that people can be seen through the placement of physical features, activities, and people in a way that maximizes visibility
- Increases the risk of committing a crime by improving the visibility of potential offenders
 - Less likely to commit a crime if they can be seen and identified



Natural Surveillance

Design Strategies for Natural Surveillance

- Avoid lighting that creates glare or shadows
- Avoid the creation of entrapment areas and ambush points
- Designing landscapes that allow clear, unobstructed views of surrounding areas



Natural Surveillance

Design Strategies for Natural Surveillance

- Place windows overlooking sidewalks and parking lots
- Use the shortest, least sight-limiting fence appropriate for the situation



Natural Access Control

- People physically guided through a space by the strategic design of streets, sidewalks, building entrances, and landscaping
- Clearly defined entryways
- Controlling other access points
- Highlighting main entrance
- Clearly marked public walkways and paths
- Comprehensive wayfinding system
- 3 different forms of access control: organized, mechanical and natural.



Examples of Access Control



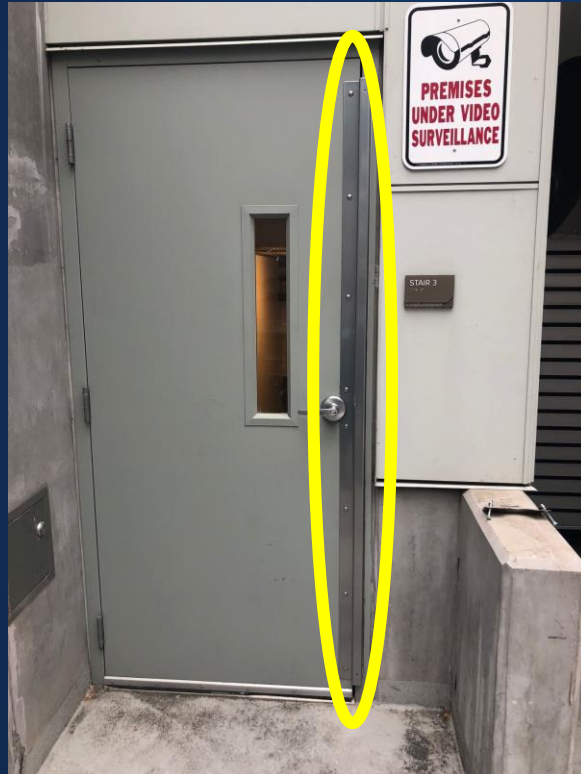
Target Hardening

- Focuses on prohibiting entry or access
- Excessive target hardening may create “fortressing” effect, appear unsafe or unwelcoming
 - Bars on windows



Target Hardening

Physical Security Measures Examples



Full-Length Astragal



Decorative Grillwork



Security Film

Territorial Reinforcement

- Refers to the development of areas or places where the users feel a strong sense of ownership
- It is the use of physical attributes that express ownership such as
 - Use of fencing
 - Use of pavement treatments
 - Use of signage
 - Design elements
- Delineate between Public, Semi-Public, Semi-Private, Private Space



Territorial Reinforcement

- Other Examples
 - Use of lighting
 - Use of fencing
 - Use of bollards, planter boxes



Territorial Reinforcement/ Access Control



Planter Boxes Example



Bollards & Planter Boxes
Examples



Ecology Block

Territorial Reinforcement/ Access Control

Clutch Cannabis, April 23, 2022



Photo Courtesy of KIRO7.com

Territorial Reinforcement/ Access Control



Seattle Cannabis, April 26, 2025

Territorial Reinforcement/ Access Control



Seattle Cannabis Co., May 14, 2024

Territorial Reinforcement/ Access Control



Seattle Cannabis Co., April 22, 2025

Maintenance

- Well maintained spaces send the message that someone cares for the space
 - Serves as an additional expression of ownership
- Allows for the continued use of a space for its intended purpose
- Safety: prevents reduction of visibility from landscaping overgrowth and obstructed or inoperative lighting
- Landscaping: 2'/6', 2'/8' Rule



Examples of Maintenance/ Landscaping



Before CPTED
Improvements

After CPTED
Improvements



Maintenance - Good



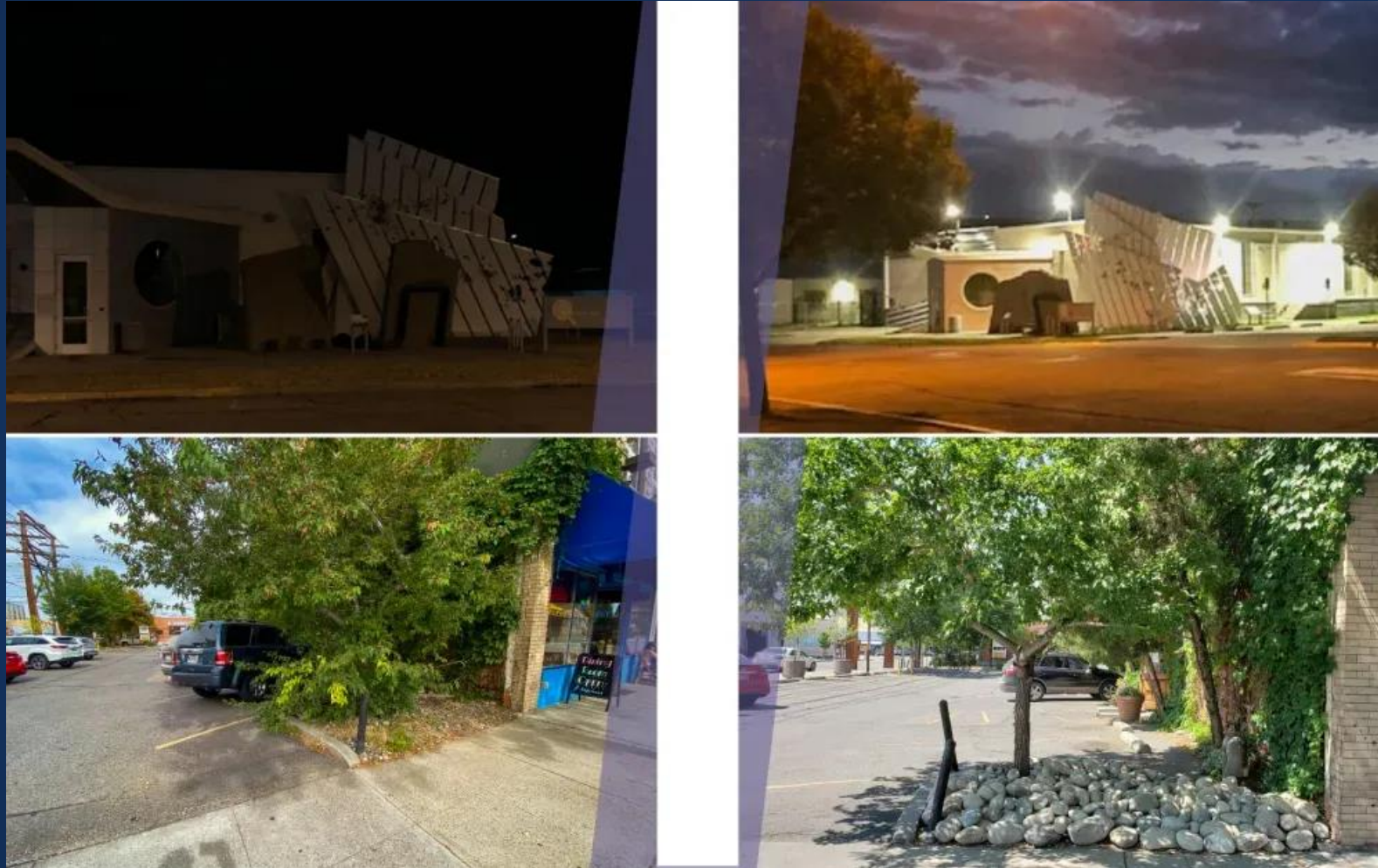
Maintenance – Not So Good



No surveillance



Maintenance – Before and After



Example from Billings, MT

Social Management

- First four strategies focus on physical environment
- Social management/community activation recognizes that involvement and support of people who use and have connections to the place is essential to creating and maintaining safe spaces



Social Management

- Create Opportunities for Social Interaction
- Public Art Installations
- Customer Service: Greet People, Engage
- Team Building Days, Activities, Space Activation
 - Othello Park Example



Othello International Festival
August 2023

CPTED Applied Principles



Large windows promote casual supervision of sidewalk.

Porches and sidewalk encourage interaction between neighbors.

Paving and architectural treatments define public and private zones.

Good pedestrian-scaled lighting on street.

Low landscaping and fences define property lines without creating hiding places.

CPTED: Major Benefits

- Reduction in crime
- Reduction in potential for crime
- Perceived greater safety and security
- Improvement and beautification of the physical environment
- Improved quality of life
- Revitalization and preservation of neighborhoods
- Increased business activity – people feel safer

CPTED: Major Benefits

- Lower design and building costs – minimize number of doors
- Less electronic security systems (20-25%)
- Lower maintenance costs – less equipment to repair
- Lower utility costs – lighting in stairwells
- Lower operating costs – security officers

Obstacles to Adopting CPTED

- Lack of knowledge of CPTED by architects, developers, community planners, property owners and managers
- Most existing buildings were not designed with CPTED in mind
- Perception that CPTED claims to be a panacea for crime
- Resistance to change

Projects With CPTED Review

- Community Centers
- Parks/open spaces
- Houses of Worship
- Schools
- Stadiums
- Shopping/Retail
- Parking Lots/Structures
- Light Rail Stations
- Private Residences
- Multifamily Residential

4100 S Willow ST, Seattle



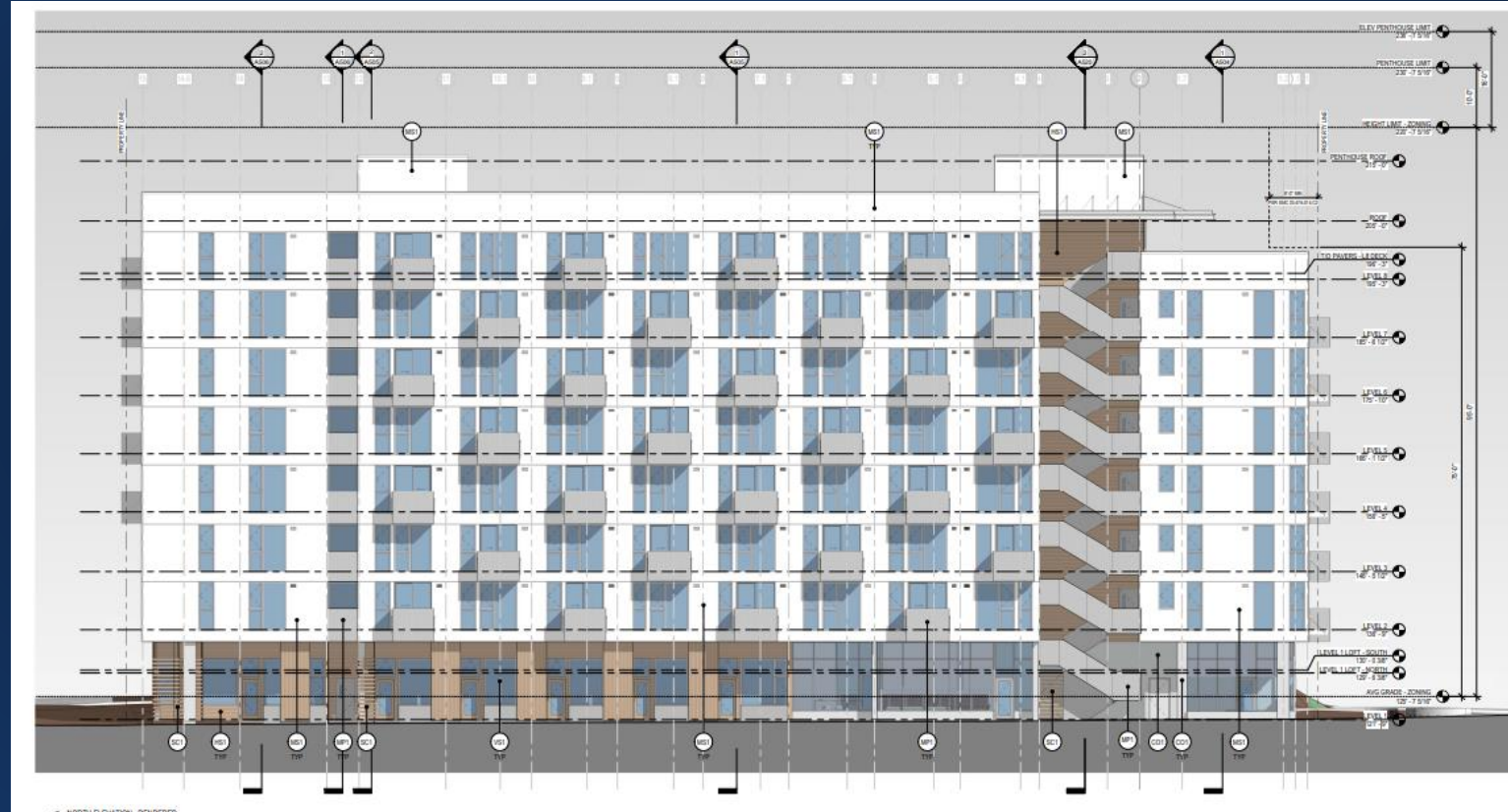
4100 S Willow ST, Seattle

8 stories

191 residential units

Retail space

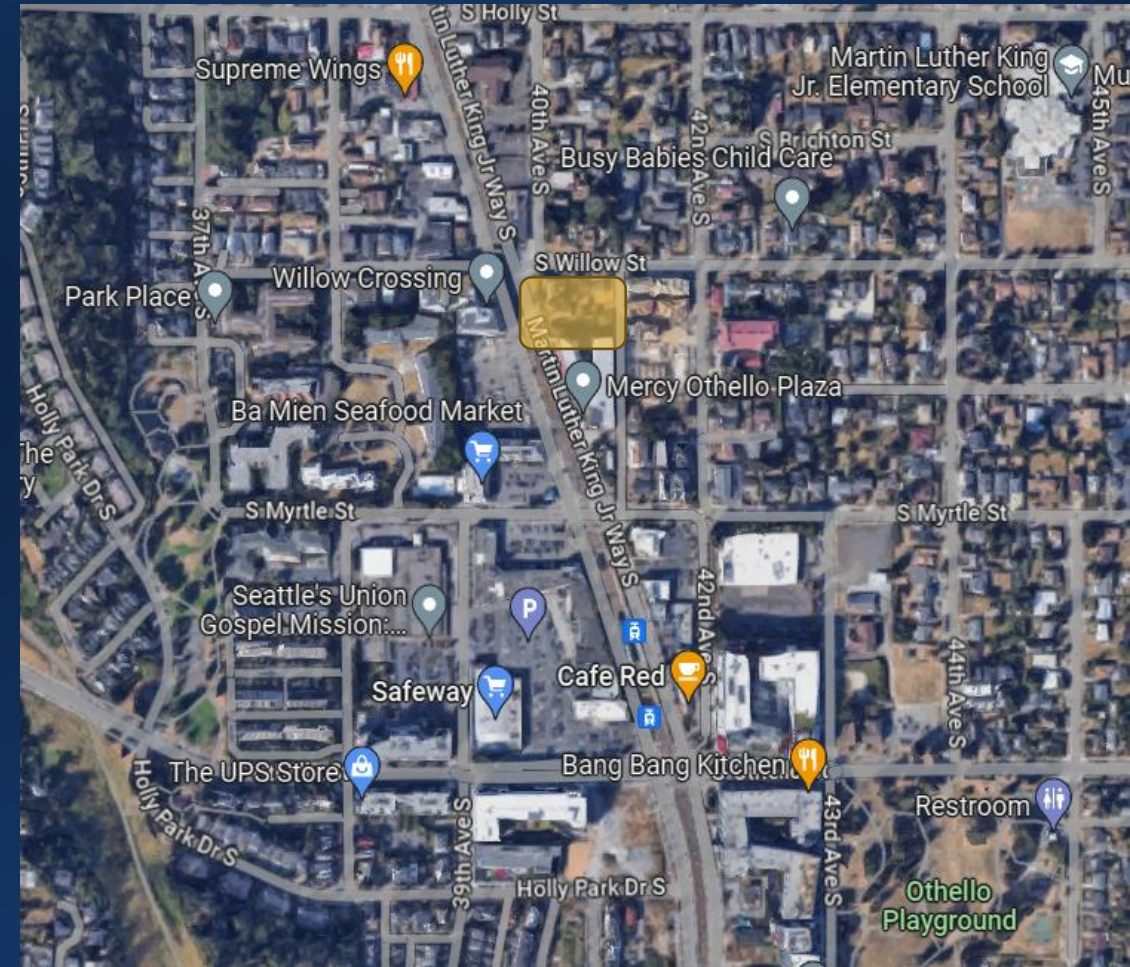
12 parking stalls



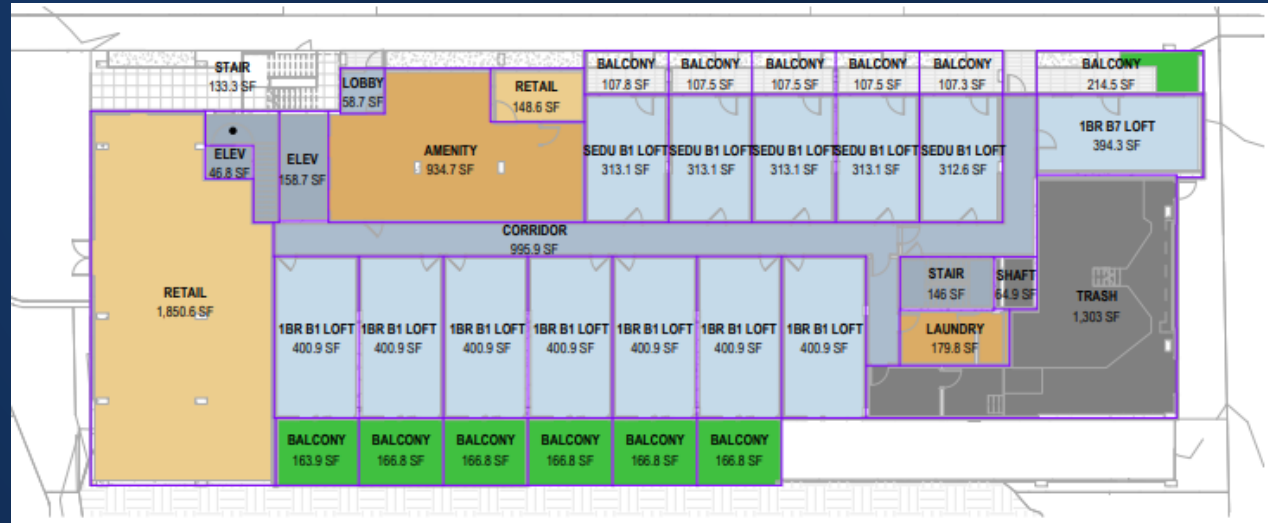
4100 S Willow ST, Seattle

What's in the area

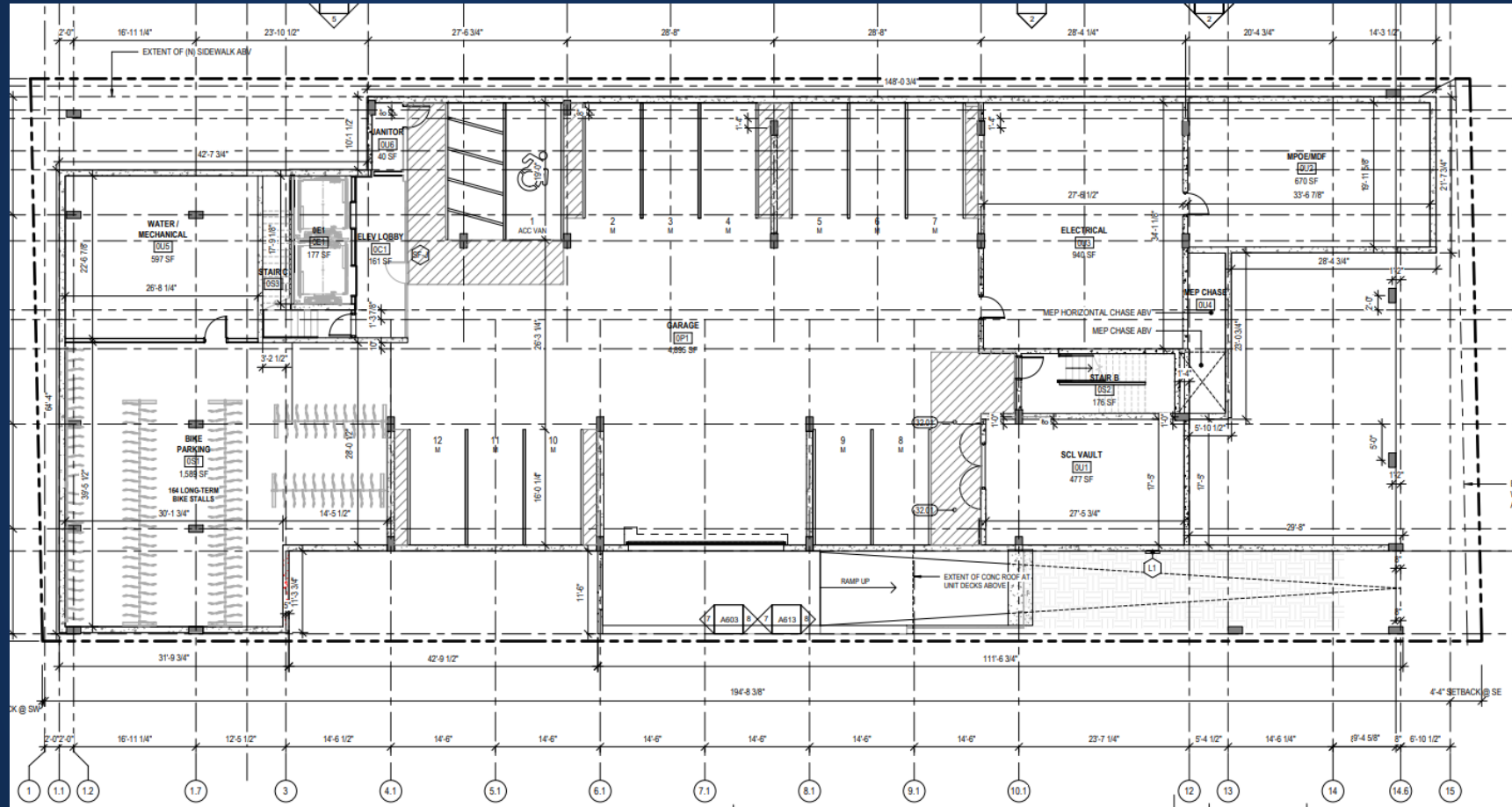
- Shopping & restaurants
- Commercial, Dental & Medical
- Single family residential
- Low income/tax credit apartments
- Market rate apartments
- Housing Authority Community
- Supportive housing
- Temples, churches
- Light Rail Station
- Parks



4100 S Willow ST, Seattle

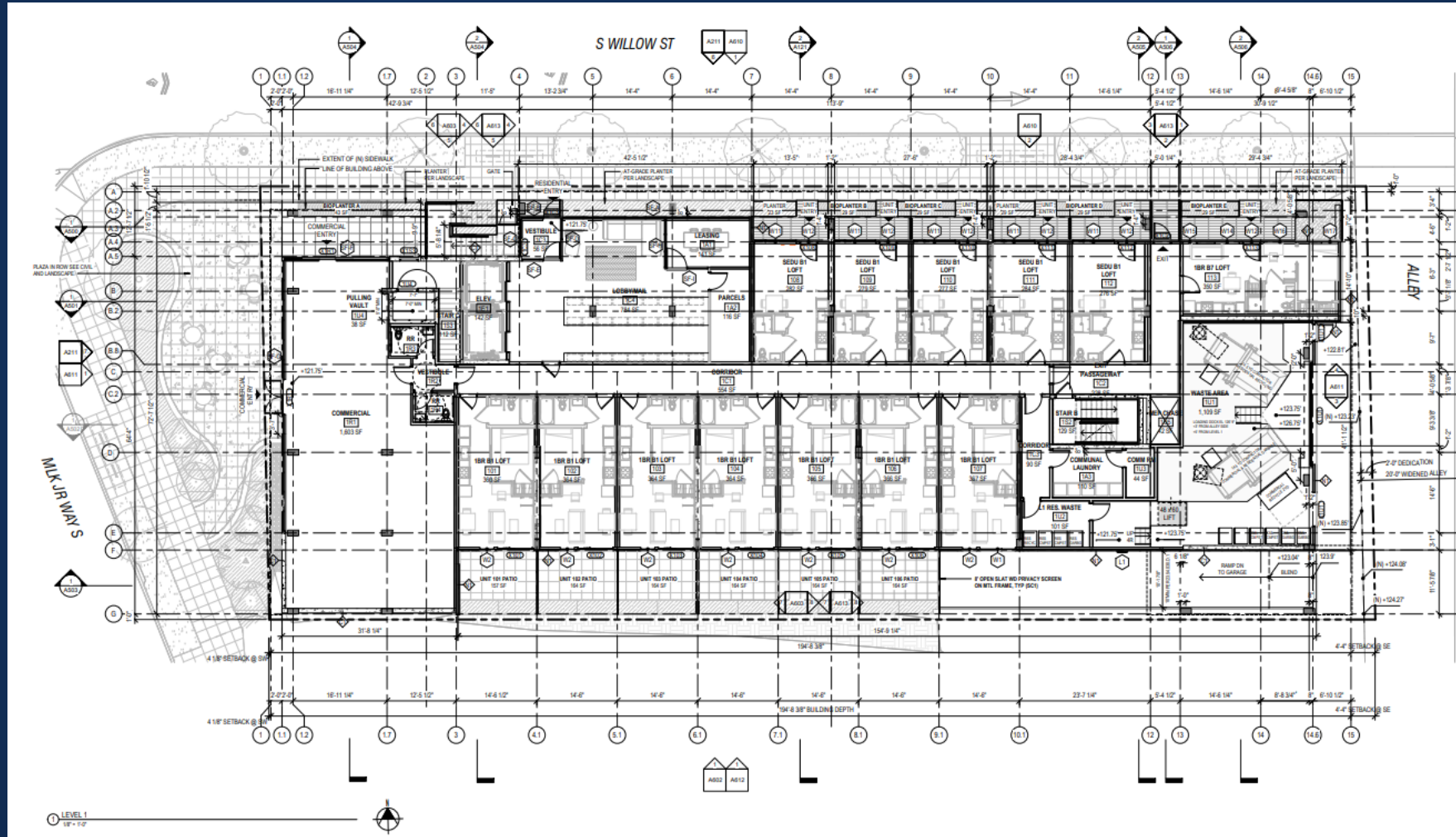


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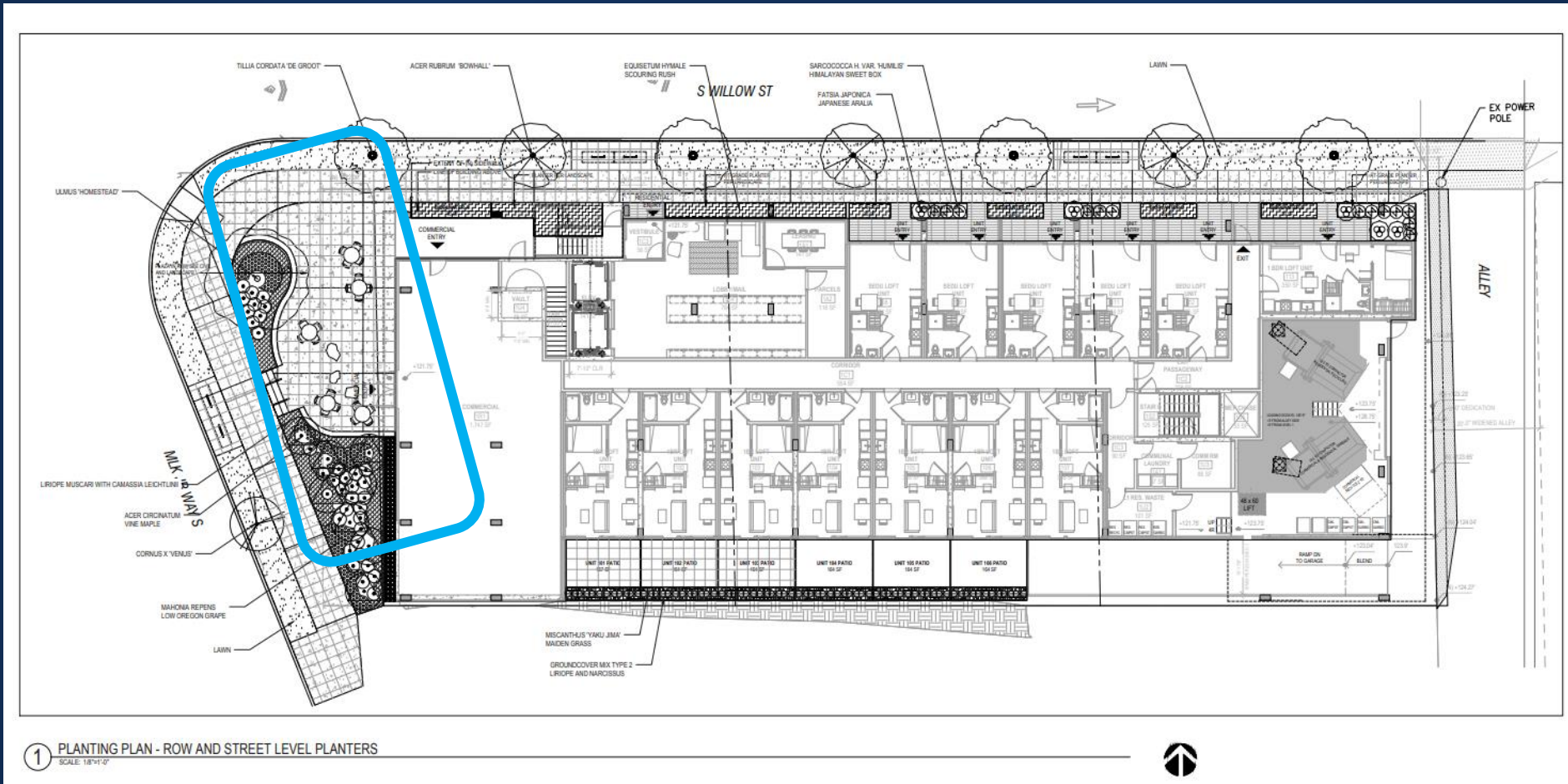
Parking Level/Bike Storage

4100 S Willow ST, Seattle



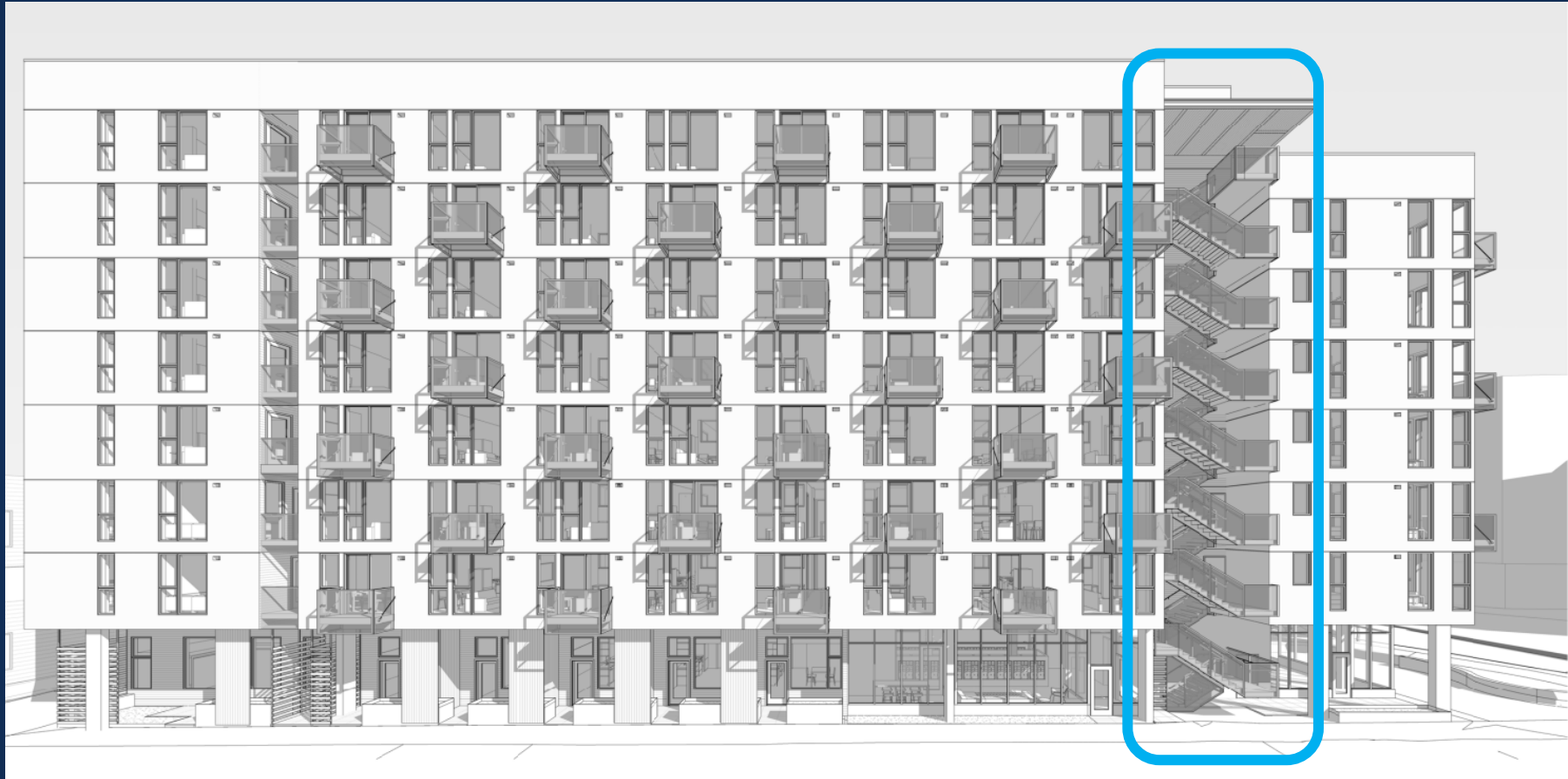
Ground Floor

4100 S Willow ST, Seattle



Exterior Courtyard

4100 S Willow ST, Seattle



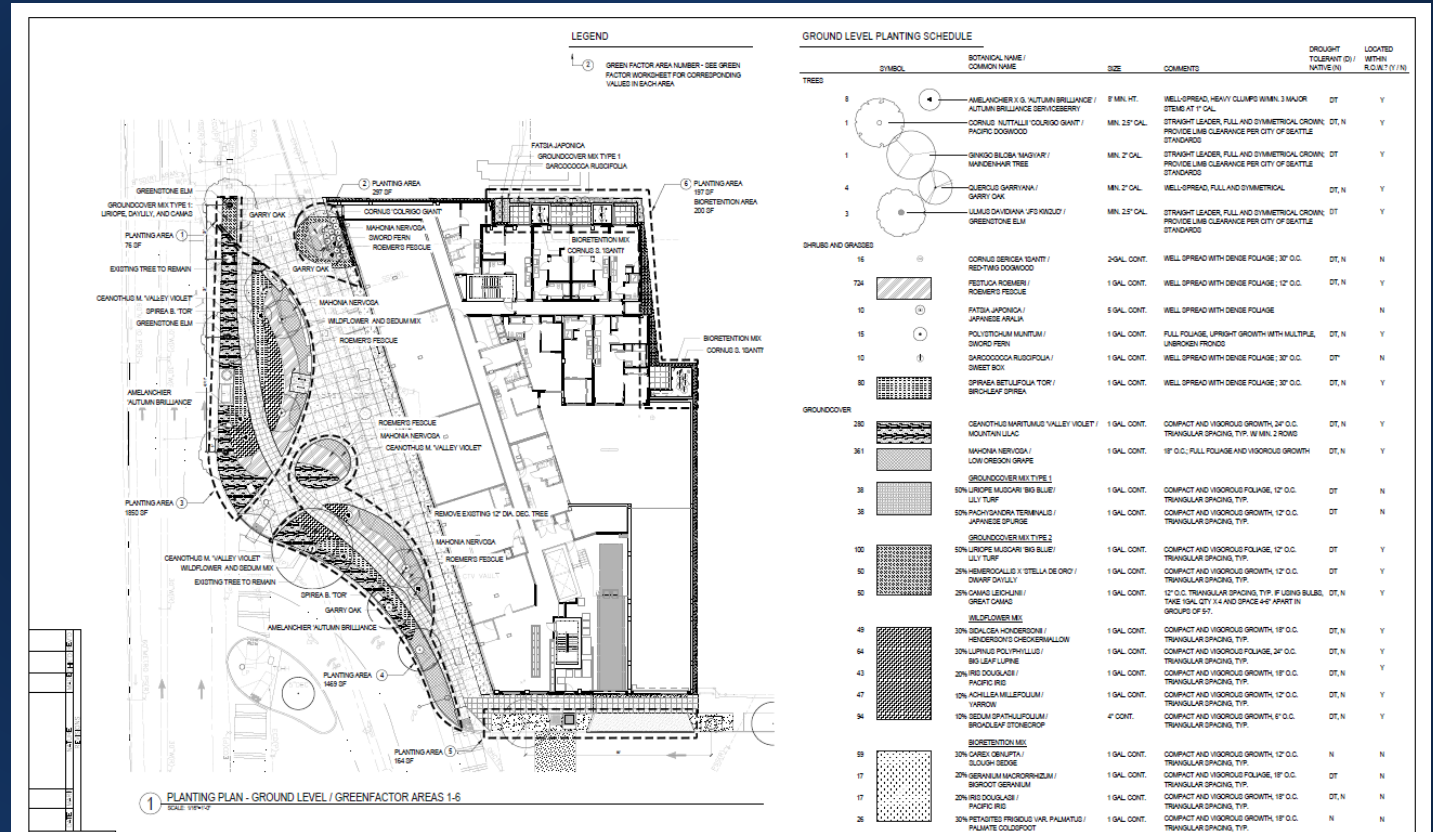
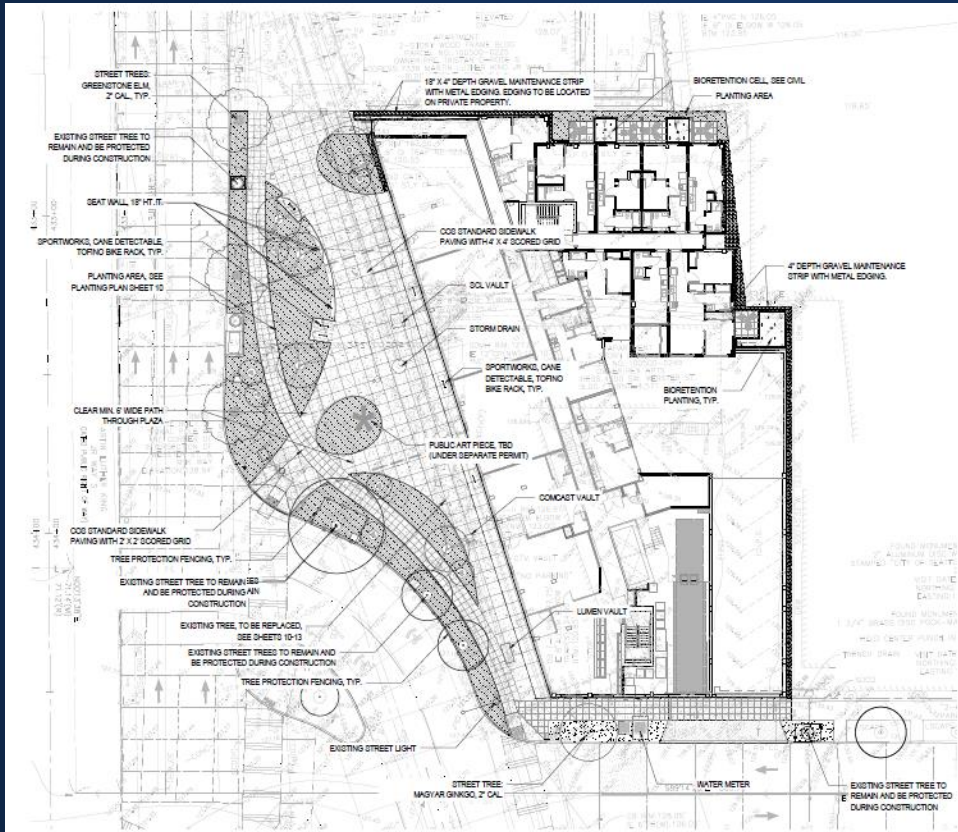
Exterior Stairway

4200 S Webster ST

- 6 stories, ground floor commercial, 203 apartment units
- Unit types, average size
 - SEDU – 2 (323 sf); 1 BR – 180 (442 sf); 2 BR – 21 (678 sf)



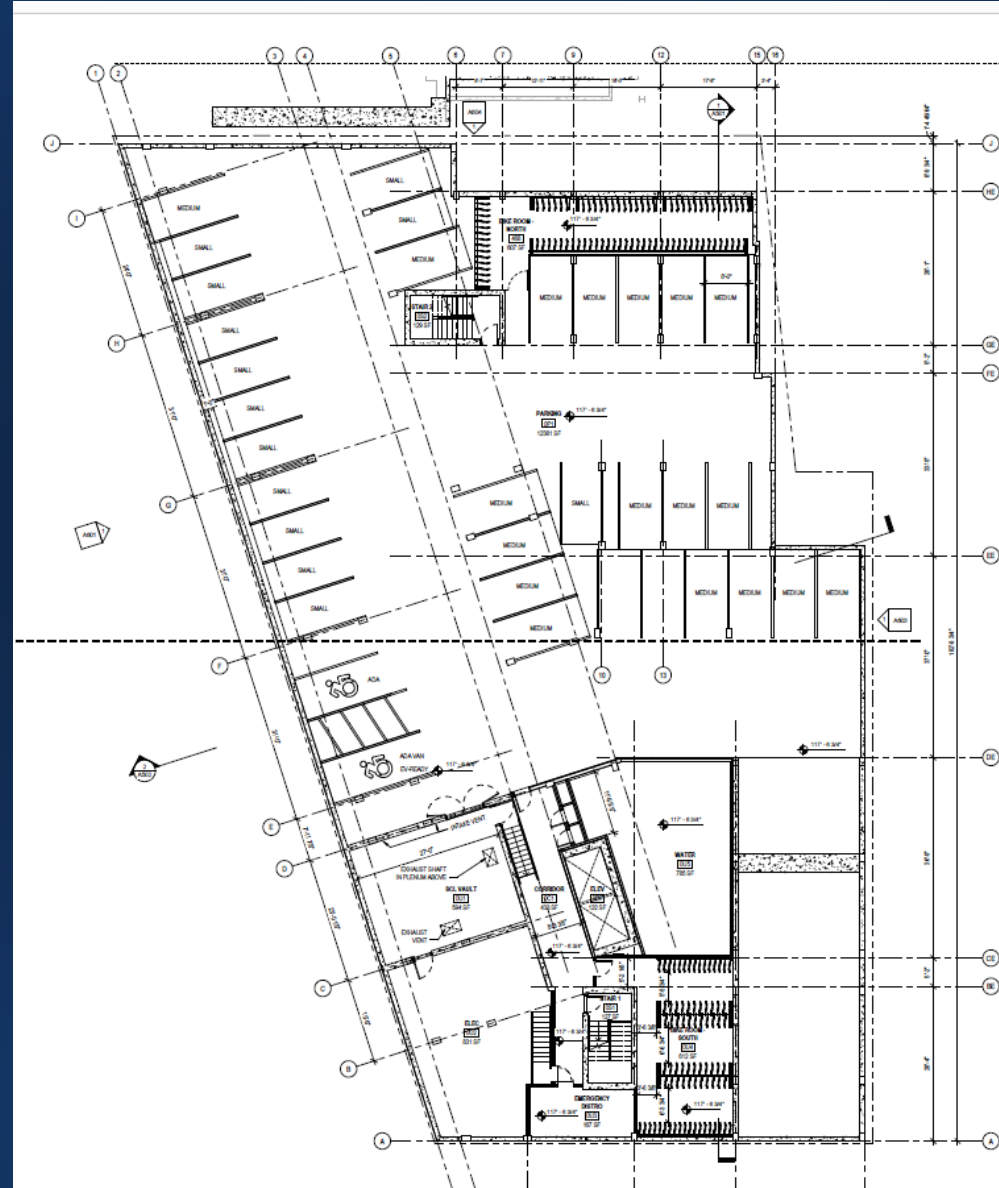
4200 S Webster ST



Ground Level Planting schedule/Vegetation Plan

Where's the Lighting Plan?

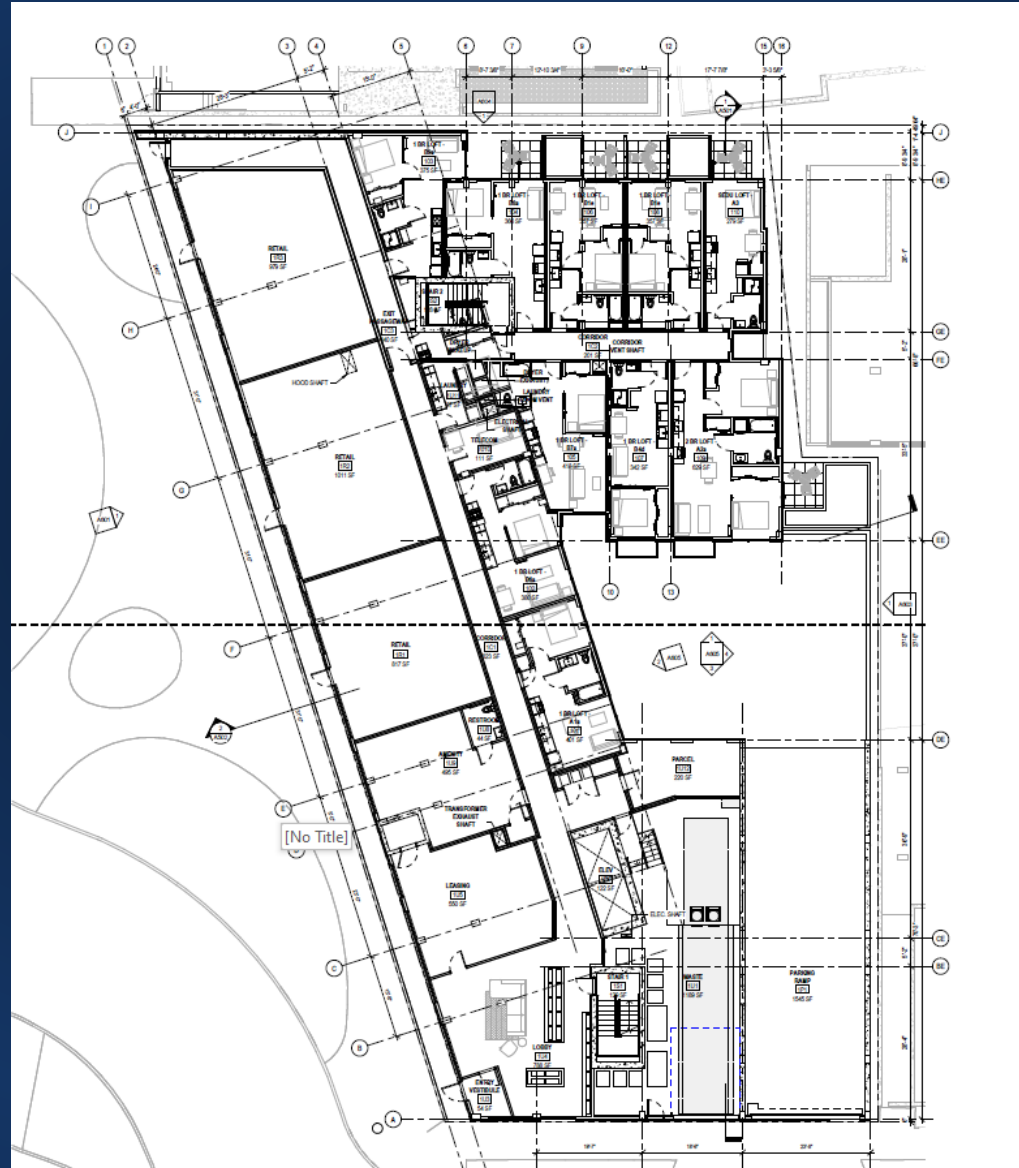
- Observations
- Recommendations



4200 S Webster ST

Ground Level

- Observations
- Recommendations



Rainier Beach Community Center

RAINIER BEACH COMMUNITY CENTER REDEVELOPMENT
CONSTRUCTION DOCUMENT SET - PW #2011-005



PERSPECTIVE VIEW FROM SOUTHWEST CORNER OF RAINIER AVENUE SOUTH

PROJECT DESCRIPTION

[illegible]

VICINITY MAP



DESIGN TEAM

[illegible]

DRAWING LIST

[illegible]

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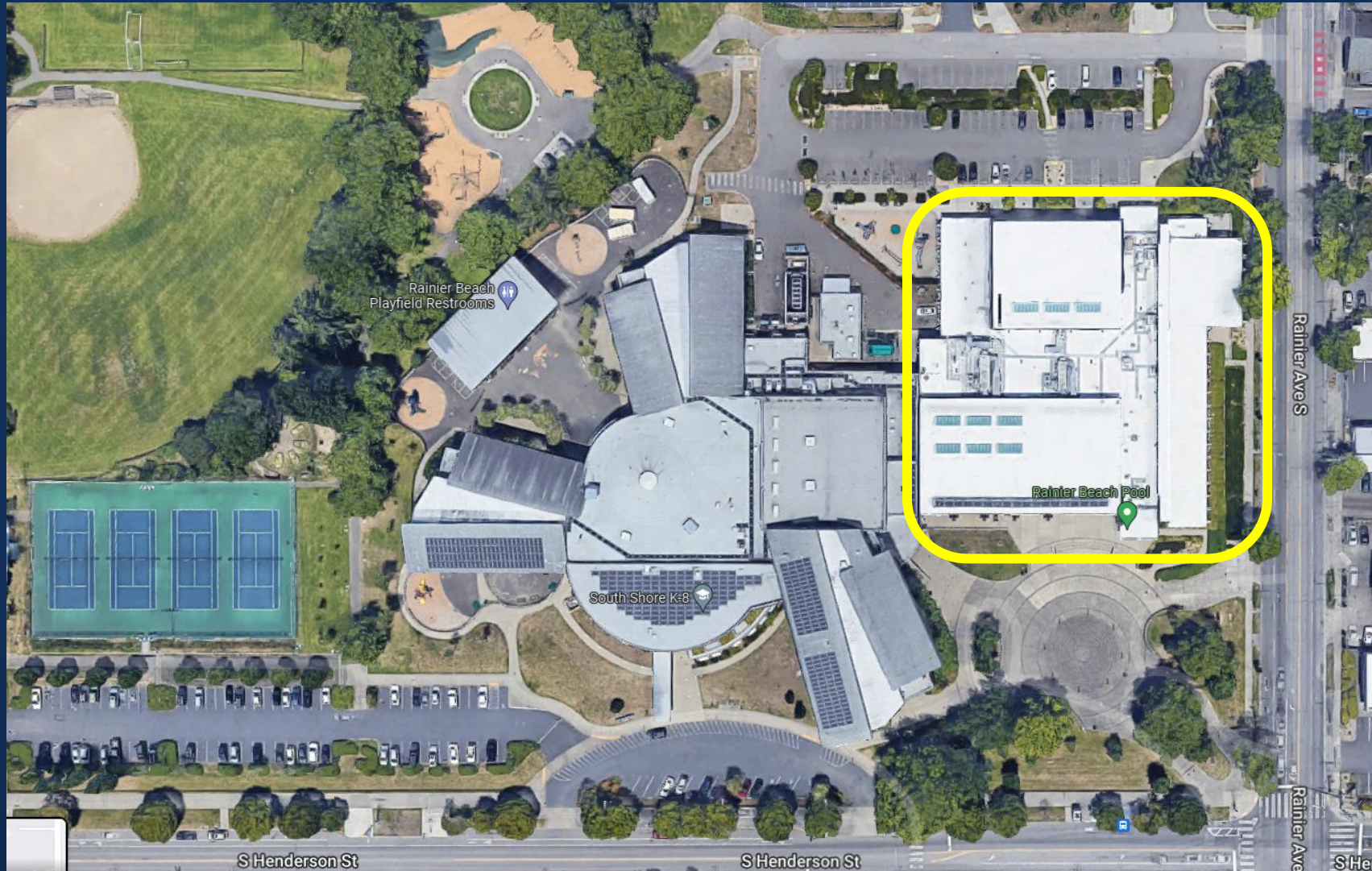
1001 B. PINE ST. FL. 3
SEATTLE, WA 98102
206-467-3000

THE ARCHITECTS ARCHITECT
Seattle
STUDIO LOCATION
STATE OF WASHINGTON



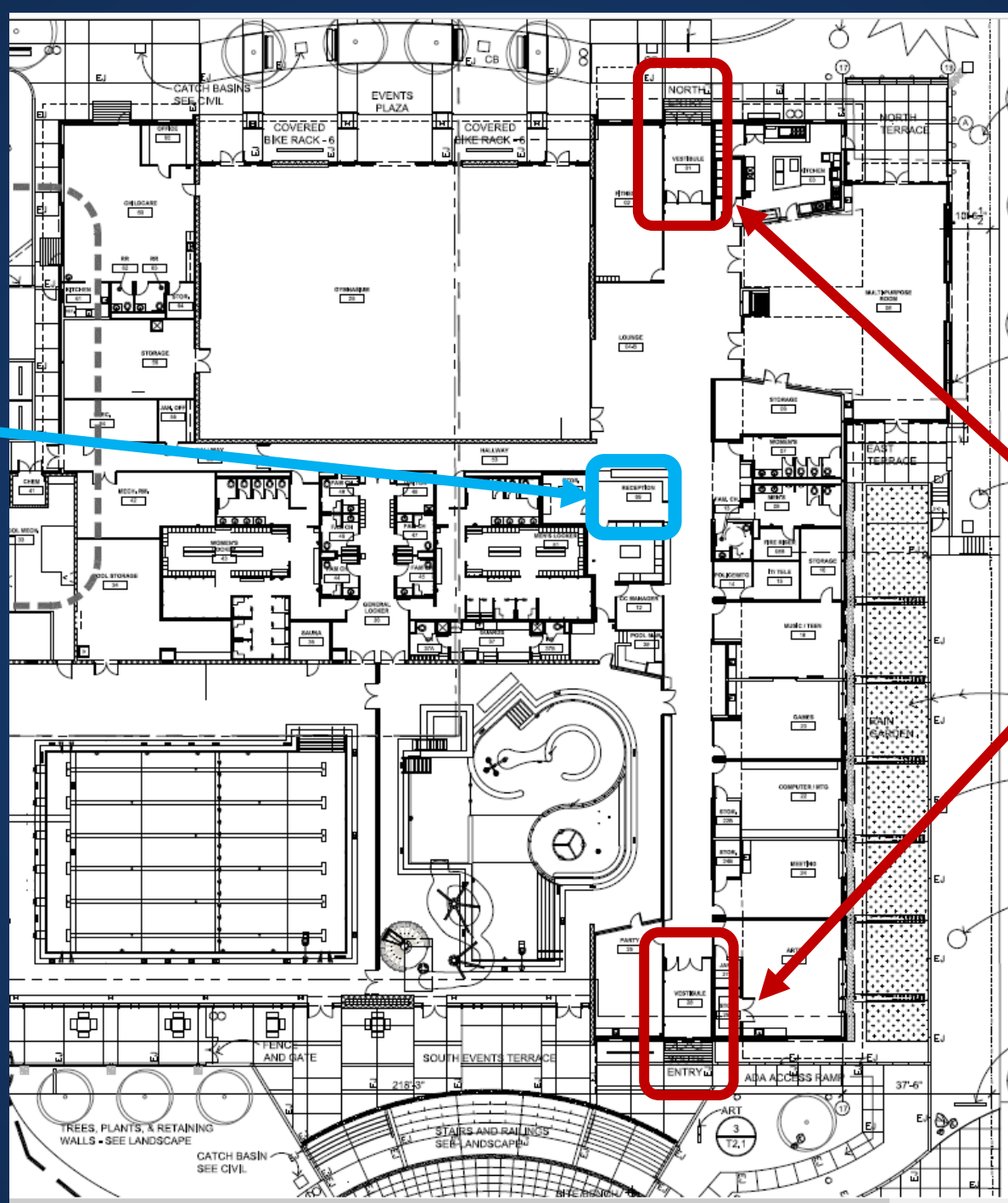
GENERAL PROJECT INFORMATION					
DRAWING NO.	<u> </u>	DATE	<u>DD MM AAAA</u>		
SHEET NO.	<u> </u>				
CALCULATION	<u> </u>	SHEET	<u> </u>	OF	<u> </u>
DESIGNED BY	<u> </u>	T0.0			
CHECKED BY	<u> </u>				
DATE OF ISSUE	<u> </u>	FARM'S FILE NUMBER			

Rainier Beach Community Center



Front Desk

Entrances



CPTED & Design Guidelines

City of Tampa, FL



Chapter 27 – Zoning and Land Development

Sec. 27-241. - West Tampa Overlay District Development Design Standards.

Purpose and intent. The purpose of the overlay district is to ensure that all types of new in fill development and major additions thereto are compatible in building and structural orientation, design elements, height, lot dimensional requirements, ***public safety***, and other site spacial relationships precedent within the area.

The City of Tampa supports a ***Crime Prevention Through Environmental Design (CPTED)*** philosophy as a way ***to reduce crime***, improve neighborhood and business environments and improve the quality of life of its citizens and ***has incorporated CPTED principles throughout the regulatory review process.***

CPTED & Design Guidelines

City of Tampa



Chapter 27 – Zoning and Land Development

Sec. 27-238. - Westshore Overlay District Development Standards.

The Overlay District will also continue to protect and preserve the existing lower density residential development in the Westshore District from adverse impacts. This section will regulate the use and development of land through the application of specific regulations to a distinct geographic area and provide for regulations which encourage and allow creativity and flexibility in the design and use of land. The Overlay District shall further the principles of ***"Crime Prevention Through Environmental Design" (CPTED)*** through incorporation of the principles of ***Natural Surveillance, Natural Access Control, and Territorial Reinforcement.***

CPTED & Design Guidelines

Jupiter, FL

Section 27-1858

Article XL Supplementary District Regulations



Division 11 – ***Crime Prevention Through Environmental Design (CPTED)*** Criteria
Sec. 27-2188 – General regulations.

Purpose and intent. The purpose and intent of this division is to require criteria to achieve a safer built environment.

The CPTED standards shall be incorporated into all new development in the district through the follow methods.

Specifically calls out Natural Surveillance, Natural Access control, and
“Incorporation of artwork, such as murals and / or sculpture, in public places along blank walls and facades which are visible to the public and creates a public attractions.”

CPTED & Design Guidelines

Grand Rapids, MI



City of Grand Rapids

Chapter 175 - CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) ORDINANCE

ARTICLE 1. - TITLE, PURPOSE, AND SCOPE

Sec. 9.929. - Title.

These regulations shall be known as the "***CPTED***" ***Ordinance***" of the City of Grand Rapids, Michigan.

Sec. 9.930. - Purpose and Intent.

Crime Prevention through Environmental Design, known as CPTED (pronounced "sep-ted"), is a philosophy of crime prevention that utilizes a multidisciplinary approach to the built environment that is intended to deter criminal behavior, foster improved quality of life, assist in achieving community-policing goals, and facilitate self-policing by the community. CPTED draws on passive strategies incorporated into the normal planning, design, and management of the built environment. This Chapter focuses on goals that relate to the physical built environment and generally addresses the following key elements of CPTED philosophy;

CPTED & Design Guidelines

State of Virginia



VA HB1738 | 2019 | Regular Session Bill 1738

Summary

School buildings; plans to be reviewed by an individual or entity experienced in ***Crime Prevention Through Environmental Design***. Requires the plans and specifications for new or remodeled public-school building construction to be reviewed by an individual or entity with professional expertise in ***Crime Prevention Through Environmental Design (CPTED)***. All comments by such reviewer shall be submitted to the Superintendent of Public Instruction along with the final plans and specifications.

CPTED & Design Guidelines



City of SeaTac

Title 17, CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

17.08.010 Purpose

The purpose of this title shall be to ***create standards*** that address ***Crime Prevention Through Environmental Design (CPTED)***. The purpose of CPTED is the proper design and effective use of the built environment in order to reduce the fear and incidence of crime and to improve the quality of life. (Ord. 03-1033 § 11)

17.08.020 Application






A. Land Use Categories. ***This title shall apply to all land use categories.*** Land uses pertaining to single-family residential shall be exempt from this title except for Chapter 17.16 SMC, Security Provisions. To reduce the potential for crime, it is recommended that all CPTED standards are followed for single-family residential uses to the greatest extent possible. If the standards contained in this title conflict with any other provisions of the SeaTac Municipal Code, the stricter interpretation shall apply.

B. New Construction. ***This title shall only apply to all new construction, including buildings and site improvements.***

Join us in San Diego for the 2025 USCA Conference, February 5-7. [View the Agenda](#)

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Intention Through Design

Media      \$0.00

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LEADERSHIP

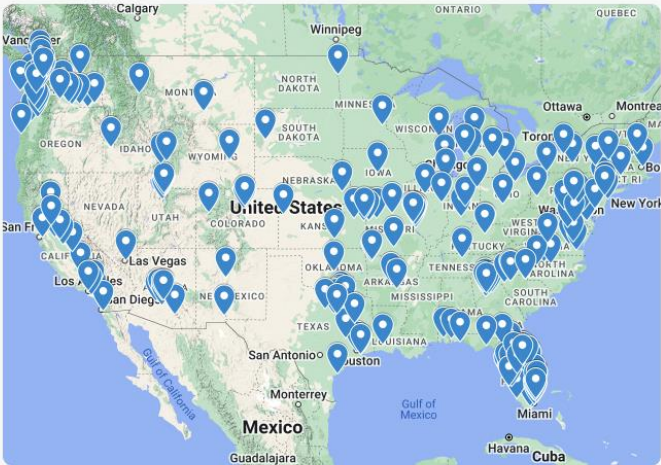
The US CPTED Association

Intention Through Design

EVENTS

MEMBERSHIP

MY ACCOUNT



Explore CPTED Municipal Codes and Ordinances Across the United States

Discover a comprehensive collection of municipal codes, ordinances, and standards from cities and states across the country, curated by the US CPTED Association. These codes serve as vital resources for understanding local regulations that impact community design, safety, and crime prevention. Use this database to explore guidelines on urban planning, environmental design, and other policies that shape safer, more sustainable communities.

US CPTED Association

CPTED Municipal Codes and Ordinances Across the United States

Federal Way's CPTED Code

19.115.010 Purpose.

The purpose of this chapter is to:

(1) Implement community design guidelines by:

(a) Adopting design guidelines in accordance with land use and development policies established in the Federal Way comprehensive plan and in accordance with crime prevention through environmental design (CPTED) guidelines.

(2) Implement crime prevention through environmental design (CPTED) principles by:

(a) Requiring minimum standards for design review to reduce the rate of crime associated with persons and property, thus providing for the highest standards of public safety.

(b) CPTED principles are functionally grouped into the following three categories:

(i) ***Natural surveillance***. This focuses on strategies to design the built environment in a manner that promotes visibility of public spaces and areas.

(ii) ***Access control***. This category focuses on the techniques that prevent and/or deter unauthorized and/or inappropriate access.

(iii) ***Ownership***. This category focuses on strategies to reduce the perception of areas as “ownerless” and, therefore, available for undesirable uses.

Federal Way's CPTED Code

19.115.010 Purpose (Continued)

(c) ***CPTED principles, design guidelines, and performance standards will be used during project development review to identify and incorporate design features that reduce opportunities for criminal activity to occur.*** The effectiveness of CPTED is based on the fact that criminals make rational choices about their targets. In general:

- (i) The greater the risk of being seen, challenged, or caught, the less likely they are to commit a crime.
- (ii) The greater the effort required, the less likely they are to commit a crime.
- (iii) The lesser the actual or perceived rewards, the less likely they are to commit a crime.

(d) Through the use of CPTED principles, the built environment can be designed and managed to ensure:

- (i) There is more chance of being seen, challenged, or caught;
- (ii) Greater effort is required;
- (iii) The actual or perceived rewards are less; and
- (iv) Opportunities for criminal activity are minimized.

Federal Way's CPTED Code

19.115.020 Administration. *Applications subject to community design guidelines and crime prevention through environmental design (CPTED) shall be processed as a component of the governing land use process, and the director shall have the authority to approve, modify, or deny proposals under that process.* Unlike development standards in the zoning code, *this chapter contains guidelines that are written as performance objectives for achieving siting and design solutions for each development on each unique site.*

Federal Way's CPTED Code

19.115.030 Applicability. This chapter shall apply to all development applications except single-family residential, or those uses exempted in specific sections, subject to this title, Zoning and Development Code. **Project proponents shall demonstrate how each CPTED principle is met by the proposal, or why it is not relevant, by either a written explanation or by responding to a checklist prepared by the city.** Subject applications for remodeling or expansion of existing developments shall meet only those provisions of this chapter that are determined by the director to be reasonably related and applicable to the area of expansion or remodeling. This chapter in no way should be construed to supersede or modify any other city codes, ordinances, or policies that apply to the proposal.

Federal Way's CPTED Checklist



DEPARTMENT OF COMMUNITY DEVELOPMENT
33325 8th Avenue South
Federal Way, WA 98003
253-835-2607; Fax 253-835-2609
www.cityoffederalway.com

Crime Prevention Through Environmental Design (CPTED) Checklist

Directions

Please fill out the checklist to indicate which strategies have been used to implement CPTED principles in your proposed project. Please check all strategies that are applicable to your project for each of the numbered guidelines. You may check more than one strategy for each guideline.

Your responses will be evaluated by city staff, and will be integrated into the site plan and/or building permit review process.

Section and Performance Standard	✓	Functional Area Performance Standard Strategy ■ Applicable during Site Plan Review ⊖ Applicable during Building Permit Review	Evaluation for Agency Use Only
Section 1.0		Natural Surveillance	
1.1		Blind Corners <i>Avoid blind corners in pathways and parking lots.</i> <hr/> <input type="checkbox"/> Pathways should be direct. All barriers along pathways should be permeable (see through) including landscaping, fencing etc. ■ <input type="checkbox"/> Consider the installation of mirrors to allow users to see ahead of them and around corners. ⊖ Other strategy used: _____ <input type="checkbox"/> _____ _____ _____	<input type="checkbox"/> Conforms <input type="checkbox"/> Revise <input type="checkbox"/> NA Comments:
1.2		Site and Building Layout <i>Allow natural observation from the street to the use, from the use to the street, and between uses</i>	<input type="checkbox"/> Conforms <input type="checkbox"/> Revise <input type="checkbox"/> NA Comments:

Draft Seattle CPTED Checklist



Crime Prevention Through Environmental Design (CPTED) Checklist

Directions

Please fill out the checklist to indicate which strategies have been used to implement CPTED principles in your proposed project. Please check all strategies that are applicable to your project for each of the numbered guidelines.

You may check more than one strategy for each guideline.

If the strategy or item does not apply to your project, please indicate so by checking the N/A box.

Your responses will be evaluated by city staff and will be integrated into the site plan and/or building permit review process.

These requirements do not apply to single-family primary residential projects.

Section 1.0 The Project Itself

Type of Development/Project
(government building, school, commercial building, retail, manufacturing, office building, restaurant/eatery, community center, open space/park, other)

If multi-family, please provide the following information

Number of units

Size and type of units

Target population (tax credit, work force, market rate)

Will there be commercial tenants? Yes No N/A

Type of commercial tenants desired

Will the commercial tenants be responsible for all their own tenant improvements or are some spaces already built out?

Common/Community space or amenity Yes No N/A

Intended users of Common/Community space or amenity

Proposed Seattle CPTED Code

1. Adopt Language, Similar to Tampa (Chapter 27 – Zoning and Land Development) that Expresses Support for CPTED
 - *The City of Seattle supports a Crime Prevention Through Environmental Design (CPTED) philosophy as a way to reduce crime, improve neighborhood and business environments and improve the quality of life of its citizens and has incorporated CPTED principles throughout the regulatory review process.*
2. Adopt Language, similar to the State of Virginia (State of Virginia (VA HB1738 | 2019), specifying that building plans will be reviewed by a CPTED Trained professional
 - *plans to be reviewed by an individual or entity experienced in **Crime Prevention Through Environmental Design**. Requires the plans and specifications for new or remodeled public-school building construction to be reviewed by an individual or entity with professional expertise in **Crime Prevention Through Environmental Design (CPTED)**.*

Proposed Seattle CPTED Code

3. Provide Guidelines, Similar to Federal Way (19.115) that requires CPTED principles to be considered in the development of a project
 - *CPTED principles, design guidelines, and performance standards will be used during project development review to identify and incorporate design features that reduce opportunities for criminal activity to occur.*
4. Provide a fillable checklist, similar for Federal Way (19.115.030) that provides guidance for developers in addressing CPTED Principles for their Project
 - *Project proponents shall demonstrate how each CPTED principle is met by the proposal, or why it is not relevant, by either a written explanation or by responding to a checklist prepared by the city.*

Proposed Seattle CPTED Code

5. For multifamily secured entry buildings, ensure law enforcement can enter the building independent of having to be let in, when they are responding to emergency calls, such as domestic violence or assaultive person, or conducting welfare checks, or responding to person in crisis
 - *Police cannot use Fire's Knox Box*
 - *Issuing individual keys to individual Officers is impractical*
 - *More practical: Key-coded lock box with multiple universal fobs. Code to the box can be married to the address in CAD system*

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Questions?

Crime Prevention Through Environmental Design (CPTED) Checklist

Directions

Please fill out the checklist to indicate which strategies have been used to implement CPTED principles in your proposed project. Please check all strategies that are applicable to your project for each of the numbered guidelines. You may check more than one strategy for each guideline.

Your responses will be evaluated by city staff, and will be integrated into the site plan and/or building permit review process.

Section and Performance Standard	✓	Functional Area Performance Standard Strategy ■ Applicable during Site Plan Review ⊖ Applicable during Building Permit Review	Evaluation for Agency Use Only
Section 1.0		Natural Surveillance	
1.1		Blind Corners <i>Avoid blind corners in pathways and parking lots.</i> <hr/> <input type="checkbox"/> Pathways should be direct. All barriers along pathways should be permeable (see through) including landscaping, fencing etc. ■ <input type="checkbox"/> Consider the installation of mirrors to allow users to see ahead of them and around corners. ⊖ Other strategy used: _____ <input type="checkbox"/> _____ _____ _____	<input type="checkbox"/> Conforms <input type="checkbox"/> Revise <input type="checkbox"/> NA Comments:
1.2		Site and Building Layout <i>Allow natural observation from the street to the use, from the use to the street, and between uses</i>	<input type="checkbox"/> Conforms <input type="checkbox"/> Revise <input type="checkbox"/> NA Comments:

Section and Performance Standard	✓	Functional Area Performance Standard Strategy ■ Applicable during Site Plan Review ⊖ Applicable during Building Permit Review	Evaluation for Agency Use Only
1.3		Common/Open Space Areas and Public On-Site Open Space <i>Provide natural surveillance for common/open space areas.</i> <hr/> <div> <input type="checkbox"/> Position active uses or habitable rooms with windows adjacent to main common/open space areas, e.g. playgrounds, swimming pools, etc., and public on-site open space. ■ </div> <div> <input type="checkbox"/> Design and locate dumpster enclosures in a manner which screens refuse containers but avoids providing opportunities to hide. ■ </div> <div> <input type="checkbox"/> Locate waiting areas and external entries to elevators/stairwells close to areas of active uses to make them visible from the building entry. ⊖ </div> <div> <input type="checkbox"/> Locate seating in areas of active uses. ⊖ </div> <div> Other strategy used: _____ <input type="checkbox"/> _____ _____ </div>	<input type="checkbox"/> Conforms <input type="checkbox"/> Revise <input type="checkbox"/> NA Comments:
1.4		Entrances Provide entries that are clearly visible. <hr/> <div> <input type="checkbox"/> Design entrances to allow users to see into them before entering. ■ </div> <div> <input type="checkbox"/> Entrances should be clearly identified (Signs must conform to FWRC 19.140.060. Exempt Signs. (<i>Applicable during Certificate of Occupancy Inspection</i>)). </div> <div> Other strategy used: _____ <input type="checkbox"/> _____ _____ </div>	<input type="checkbox"/> Conforms <input type="checkbox"/> Revise <input type="checkbox"/> NA Comments:
1.5		Fencing <i>Fence design should maximize natural surveillance from the street to the building and from the building to the street, and minimize opportunities for intruders to hide.</i>	<input type="checkbox"/> Conforms <input type="checkbox"/> Revise <input type="checkbox"/> NA Comments:

Section and Performance Standard	<div>✓</div> Functional Area Performance Standard Strategy ■ Applicable during Site Plan Review ⊖ Applicable during Building Permit Review	Evaluation for Agency Use Only
	<div> <input type="checkbox"/> Front fences should be predominantly open in design, e.g. pickets or wrought iron, or low in height. ⊖ </div> <div> <input type="checkbox"/> Design high solid front fences in a manner that incorporates open elements to allow visibility above the height of five feet. ⊖ </div> <div> <input type="checkbox"/> If noise insulation is required, install double-glazing at the front of the building rather than solid fences higher than five feet. ⊖ </div> <div> <input type="checkbox"/> Other strategy used: _____ _____ </div>	
1.6	<div> Landscaping <i>Avoid landscaping which obstructs natural surveillance and allows intruders to hide.</i> </div> <hr/> <div> <input type="checkbox"/> Trees with dense low growth foliage should be spaced or their crown should be raised to avoid a continuous barrier. ■ </div> <div> <input type="checkbox"/> Use low groundcover, shrubs a minimum of 24 inches in height, or high-canopied trees (clean trimmed to a height of eight feet) around children's play areas, parking areas, and along pedestrian pathways. ■ </div> <div> <input type="checkbox"/> Avoid vegetation that conceals the building entrance from the street. ■ </div> <div> <input type="checkbox"/> Other strategy used: _____ _____ </div>	<input type="checkbox"/> Conforms <input type="checkbox"/> Revise <input type="checkbox"/> NA Comments:
1.7	<div> Exterior Lighting <i>Provide exterior lighting that enhances natural surveillance. (Refer to FWRC 19.115.050(7)(a) for specific lighting requirements.)</i> </div> <hr/> <div> <input type="checkbox"/> Prepare a lighting plan in accordance with Illuminating Engineering Society of America (IESA) Standards, which addresses project lighting in a comprehensive manner. Select a lighting approach that is consistent with local conditions and crime problems. ■ </div>	<input type="checkbox"/> Conforms <input type="checkbox"/> Revise <input type="checkbox"/> NA Comments:

Section and Performance Standard	<div>✓</div> Functional Area Performance Standard Strategy ■ Applicable during Site Plan Review ⊖ Applicable during Building Permit Review	Evaluation for Agency Use Only
	<div> <input type="checkbox"/> Locate elevated light fixtures (poles, light standards, etc.) in a coordinated manner that provides the desired coverage. The useful ground coverage of an elevated light fixture is roughly twice its height. ■ </div> <div> <input type="checkbox"/> For areas intended to be used at night, ensure that lighting supports visibility. Where lighting is placed at a lower height to support visibility for pedestrians, ensure that it is vandal-resistant. ⊖ </div> <div> <input type="checkbox"/> Ensure inset or modulated spaces on a building facade, access/egress routes, and signage is well lit. ⊖ </div> <div> <input type="checkbox"/> In areas used by pedestrians, ensure that lighting shines on pedestrian pathways and possible entrapment spaces. ⊖ </div> <div> <input type="checkbox"/> Place lighting to take into account vegetation, in its current and mature form, as well as any other element that may have the potential for blocking light. ⊖ </div> <div> <input type="checkbox"/> Avoid lighting of areas not intended for nighttime use to avoid giving a false impression of use or safety. If danger spots are usually vacant at night, avoid lighting them and close them off to pedestrians. ⊖ </div> <div> <input type="checkbox"/> Select and light “safe routes” so that these become the focus of legitimate pedestrian activity after dark. ■ </div> <div> <input type="checkbox"/> Avoid climbing opportunities by locating light standards and electrical equipment away from walls or low buildings. ⊖ </div> <div> <input type="checkbox"/> Use photoelectric rather than time switches for exterior lighting. ⊖ </div> <div> <input type="checkbox"/> In projects that will be used primarily by older people (retirement homes, congregate care facilities, senior and/ or community centers, etc.) provide higher levels of brightness in public/common areas. ⊖ </div> <div> <input type="checkbox"/> Other strategy used: _____ _____ </div>	
1.8	Mix of Uses In mixed use buildings increase opportunities for natural surveillance, while protecting privacy.	<input type="checkbox"/> Conforms <input type="checkbox"/> Revise <input type="checkbox"/> NA Comments:

Section and Performance Standard	✓	Functional Area Performance Standard	Evaluation for Agency Use Only
		Strategy ■ Applicable during Site Plan Review ⊖ Applicable during Building Permit Review	
		<input type="checkbox"/> Where allowed by city code, locate shops and businesses on lower floors and residences on upper floors. In this way, residents can observe the businesses after hours while the residences can be observed by the businesses during business hours. ■ <input type="checkbox"/> Include food kiosks, restaurants, etc. within parks and parking structures. ■ Other strategy: used _____ _____ <input type="checkbox"/> _____ _____ _____	
1.9		Security Bars, Shutters, and Doors <i>When used and permitted by building and fire codes, security bars, shutters, and doors should allow observation of the street and be consistent with the architectural style of the building.</i>	<input type="checkbox"/> Conforms <input type="checkbox"/> Revise <input type="checkbox"/> NA Comments:
		<input type="checkbox"/> Security bars and security doors should be visually permeable (see-through). ⊖ Other strategy used: _____ <input type="checkbox"/> _____ _____	

Section and Performance Standard	✓	Functional Area Performance Standard	Evaluation for Agency Use Only
		Strategy ■ Applicable during Site Plan Review ⊖ Applicable during Building Permit Review	
Section 2.0		Access Control	
2.1		Building Identification <i>Ensure buildings are clearly identified by street number to prevent unintended access and to assist persons trying to find the building. Identification signs must conform to FWRC 19.140.060. Exempt Signs.</i>	<input type="checkbox"/> Conforms <input type="checkbox"/> Revise <input type="checkbox"/> NA Comments:
		<input type="checkbox"/> Street numbers should be plainly visible and legible from the street or road fronting the property. ⊖	

Section and Performance Standard	<div>✓</div> Functional Area Performance Standard Strategy ■ Applicable during Site Plan Review ⊖ Applicable during Building Permit Review	Evaluation for Agency Use Only
	<div> <input type="checkbox"/> In residential uses, each individual unit should be clearly numbered. In multiple building complexes, each building entry should clearly state the unit numbers accessed from than entry. In addition, unit numbers should be provided on each level or floor. ⊖ </div> <div> <input type="checkbox"/> Street numbers should be made of durable materials, preferably reflective or luminous, and unobstructed (e.g. by foliage). ⊖ </div> <div> <input type="checkbox"/> For larger projects, provide location maps (fixed plaque format) and directional signage at public entry points and along internal public routes of travel. ⊖ </div> <div> <input type="checkbox"/> Other strategy used: _____ _____ </div>	
2.2	Entrances <i>Avoid confusion in locating building entrances.</i> <hr/> <div> <input type="checkbox"/> Entrances should be easily recognizable through design features and directional signage. (Signs must conform to FWRC 19.140.060. Exempt Signs. ■ </div> <div> <input type="checkbox"/> Minimize the number of entry points. ■ </div> <div> <input type="checkbox"/> Other strategy used: _____ _____ </div>	<input type="checkbox"/> Conforms <input type="checkbox"/> Revise <input type="checkbox"/> NA Comments:
2.3	Landscaping <i>Use vegetation as barriers to deter unauthorized access.</i> <hr/> <div> <input type="checkbox"/> Consider using thorny plants as an effective barrier. ⊖ </div> <div> <input type="checkbox"/> Other strategy used: _____ _____ </div>	<input type="checkbox"/> Conforms <input type="checkbox"/> Revise <input type="checkbox"/> NA Comments:
2.4	Landscaping Location <i>Avoid placement of vegetation that would enable access to a building or to neighboring buildings.</i>	<input type="checkbox"/> Conforms <input type="checkbox"/> Revise <input type="checkbox"/> NA Comments:

Section and Performance Standard	<div>✓</div> Functional Area Performance Standard Strategy ■ Applicable during Site Plan Review ⊖ Applicable during Building Permit Review	Evaluation for Agency Use Only
	<div> <input type="checkbox"/> Avoid placement of large trees, garages, utility structures, fences, and gutters next to second story windows or balconies that could provide a means of access. ■ </div> <div> Other strategy used: _____ </div> <div> <input type="checkbox"/> _____ </div>	
2.5	Security <i>Reduce opportunities for unauthorized access</i> <hr/> <div> <input type="checkbox"/> Consider the use of security hardware and/or human measures to reduce opportunities for unauthorized access. (<i>Applicable during <u>Certificate of Occupancy Inspection</u></i>). </div> <div> Other strategy used: _____ </div> <div> <input type="checkbox"/> _____ </div>	<input type="checkbox"/> Conforms <input type="checkbox"/> Revise <input type="checkbox"/> NA Comments:
2.6 For Surface Parking and Parking Structures	Signage <i>Insure that signage is clearly visible, easy to read and simple to understand [Signs must conform to FWRC 19.140.060. Exempt Signs].</i> <hr/> <div> <input type="checkbox"/> Use strong colors, standard symbols, and simple graphics for informational signs. ⊖ </div>	<input type="checkbox"/> Conforms <input type="checkbox"/> Revise <input type="checkbox"/> NA Comments:
	<div> <input type="checkbox"/> Upon entering the parking area, provide both pedestrians and drivers with a clear understanding of the direction to stairs, elevators, and exits. ⊖ </div> <div> <input type="checkbox"/> In multi-level parking areas, use creative signage to distinguish between floors to enable users to easily locate their cars. ⊖ </div> <div> <input type="checkbox"/> Advise users of security measures that are in place and where to find them, i.e. security phone or intercom system. ⊖ </div> <div> <input type="checkbox"/> Provide signage in the parking area advising users to lock their cars. ⊖ </div>	

Section and Performance Standard	<div>✓</div> Functional Area Performance Standard Strategy ■ Applicable during Site Plan Review ⊖ Applicable during Building Permit Review	Evaluation for Agency Use Only
	<input type="checkbox"/> Where exits are closed after hours, ensure this information is indicated at the parking area entrance. ⊖ Other strategy used: _____ <input type="checkbox"/> _____ _____	
Section 3.0	Ownership	
3.1	Maintenance <i>Create a “cared for” image</i> <hr/> <input type="checkbox"/> Ensure that landscaping is well maintained, as per FWRC 19.125.090, in order to give an impression of ownership, care, and security. (<i>Ongoing</i>). <input type="checkbox"/> Where possible, design multi-unit residential uses such that no more than six to eight units share a common building entrance. ■ Other strategy used: _____ <input type="checkbox"/> _____ _____	<input type="checkbox"/> Conforms <input type="checkbox"/> Revise <input type="checkbox"/> NA Comments:
3.2	Materials <i>Use materials, which reduce the opportunity for vandalism.</i> <hr/> <input type="checkbox"/> Consider using strong, wear resistant laminate, impervious glazed ceramics, treated masonry products, stainless steel materials, anti-graffiti paints, and clear over sprays to reduce opportunities for vandalism. Avoid flat or porous finishes in areas where graffiti is likely to be a problem. ⊖ <input type="checkbox"/> Where large walls are unavoidable, refer to FWRC 19.125.040(21) regarding the use of vegetative screens. ⊖ <input type="checkbox"/> Common area and/or street furniture shall be made of long wearing vandal resistant materials and secured by sturdy anchor points, or removed after hours. ⊖ Other strategy used: _____ <input type="checkbox"/> _____ _____	<input type="checkbox"/> Conforms <input type="checkbox"/> Revise <input type="checkbox"/> NA Comments: