

Chapter 17

Graffiti Mitigation Guidelines

17.1 INTRODUCTION

The Graffiti Mitigation Guidelines are intended to assist site designers and developers in implementing the City's goals to prevent graffiti and reduce visual blight. This Chapter provides guidance in the development and rehabilitation of all residential, commercial and industrial sites. Graffiti Mitigation Guidelines should be incorporated into the design phase of a project to ensure a quality and graffiti-free development.



Figure 17-1: Increased landscaping provides coverage along blank walls and surfaces

17.2 GENERAL DESIGN OBJECTIVES

The objectives of these guidelines are to encourage well designed developments that:

- Utilize design features to reduce the opportunity for graffiti and associated vandalism.
- Incorporate graffiti mitigation measures in the design of new and rehabilitated development projects.
- Include graffiti mitigation measures, such as increased landscaping and lighting that complement the aesthetic character of the site.

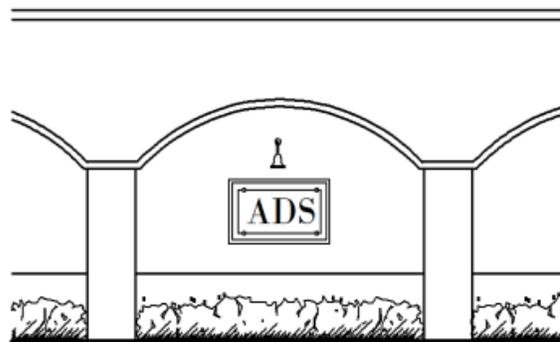


Figure 17-2: The planting of shrubs and use of architectural design discourage graffiti

17.3 GRAFFITI MITIGATION THROUGH ARCHITECTURAL DESIGN

The following building design and site improvements should be considered:

- Building Facades should be articulated with architectural elements and details. Vertical and horizontal offsets should be provided to minimize large blank walls.
- Building walls should be improved with architectural treatments such as stacked stone or decorative accents to limit blank walls and open surfaces.



Figure 17-3: Architectural treatments such as stacked stone or natural stone are highly encouraged

- Avoid building designs that allow for easy roof access. Access to the roof should be from an interior location and method.
- All commercial or industrial store fronts should be improved with durable scratch-resistant glass or film to discourage vandalism.
- Long expanses of perimeter fencing or walls should be offset and architecturally designed to prevent monotony.
- The design of refuse, storage and equipment areas should incorporate landscaping to screen blank and open surfaces.
- Careful consideration should be placed on the location of refuse, storage and equipment enclosures in order to restrict accessibility to roof areas.

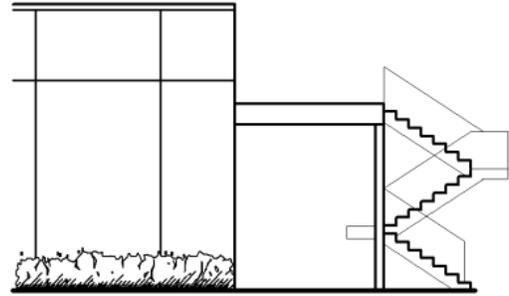


Figure 17-4: Avoid building designs that allow for easy roof access

17.4 LANDSCAPING

Landscaping should be considered an important design element in the mitigation of graffiti and graffiti related vandalism.

The following landscape design concepts should be utilized in all project design in order to minimize graffiti:

- Provide landscaping such as vines at regular intervals to screen blank building walls and perimeter fencing. The landscaping should be designated to provide substantial coverage of walls within a one-year period after installation.
- Recommended landscape vines include: Boston Ivy (*Parthenocissus tricuspidata*) and Fig Ivy (*Ficus pumila*)



Figure 17-4: Example of landscaping vines providing building wall screening.

- Shrubs which exhibit thorns may also be utilized to inhibit access to wall areas.
- The placement of planters and flower pots in building recesses and adjacent to blank walls is highly recommended.

17.5 SECURITY EQUIPMENT

The use of security equipment as a graffiti mitigation measure is an important factor in the deterrence of graffiti.

17.5.1 LIGHTING

- Security lighting should be designed as a part of a comprehensive lighting plan.
- Security lighting should be provided around the perimeter of all buildings and parking areas.
- Security light fixtures and structural supports should be architecturally

compatible with the theme of the development.

Figure 17-5: Security lights should complement the architectural design of the building.

17.5.2 MOTION ACTIVATED SYSTEMS

- The use of motion activated systems as a means to deter graffiti is highly recommended. Systems include water projection mechanisms that sense motion and exhibit water from dedicated sprinkler lines.



Figure 17-6: Motion activated systems are recommended in isolated areas in order to deter graffiti.